

MINISTERIAL STATEMENT BY THE HON. MINISTER OF LOCAL GOVERNMENT AND HOUSING DR. JOHN PHIRI M.P ON THE STATUS OF STAND NO. LUS/20870 ON MWATUSANGA ROAD IN WOODLANDS

Mr. Speaker, I thank you for giving me this opportunity to present a Ministerial Statement following a point of order raised by Hon. Masebo. Before I do that allow me to give a background to the point of order. The Order paper of Tuesday 23rd June 2015 carried question 546 by Mrs. Masebo (Chongwe Member of Parliament) asking the Minister of Local Government and Housing:

- (a) Whether the Ministry is aware that the Lusaka City Council has recently sold most, if not all, of its nursery and play parks to private developers;
- (b) What other properties the Council has disposed of;
- (c) What rationale for disposing of such important public property is; and
- (d) Whether procedures, including obtaining state consent, was followed to the letter when disposing of the properties.

In response Sir, the Hon. Deputy Minister of Local Government and Housing stated:

- (a) The Ministry is not aware that Lusaka City Council has sold most or all of its nursery and play parks to private developers. Mr. Speaker, Lusaka City Council has 37 play parks and none of them has been sold to private developers, though

some of play parks have just been adopted and on short term lease by private institutions. There are some play parks such as Ntoyo Play Park in Woodlands and Northmead Car park the matters of ownership are currently in court. Municipal Sports Club title is being challenged by the Council and the matter has been reported to Ministry of Lands and Environmental Protection to have the title wrongly obtained cancelled so that it reverts back to Lusaka City Council.

- (b) The Council has disposed of Libala Lot 20435 (Commonly known as looters) Mr. Speaker, this is one area that had remained idle for a long time and after receiving concerns from stakeholders, the council resolved to offload the 5hectare land for infrastructural development. Mr. Speaker this was done to prevent people from taking illegal possession of the said land.

- (c) The rationale for disposing this facility was to improve the area that had remained idle for a long time and also to stop unscrupulous individuals from encroaching on the area. To this effect the developer in the name of Huang Feng will construct a shopping mall and improve the sporting facilities such as the Tennis Court, Basket Court, Netball Court and construct an amusement Park for Children on the same premises.

(d) The Procedure was followed and all other formalities such as engaging the Private Public Partnership Authority and the Commissioner of Lands were fulfilled.

In addition there was no need to seek changes of land use from the Ministry of Local Government and Housing as the area was originally designated as mixed land use.

Mr. Speaker among the many supplementary questions was one from Hon. Namugala who wondered whether the Minister carried out investigations to be able to adequately answer part (b) of Hon. Masebo's question which says: what other properties the Council has disposed of? Can the Hon. Minister confidently tell us that no other properties has been sold by the Lusaka City Council, she asked.

Mr. Speaker my answer was as follows:

And I quote: "Let me repeat that when this purported land scam appeared in the Public Media, I directed the Permanent Secretary who in turn demanded a comprehensive report from the Council.

It is from the comprehensive report by the Council that we are giving the House this feedback. It is from that report we are giving the information that only one property the Libala Lot 20435 commonly known as Looters has been disposed of. If we hear of any other case, we might consider undertaking a more comprehensive study."(End of quote)

Mr. Speaker, I added by stating the following and I quote:

“So, I would urge this august House to trust the Ministry on the information it has from the Lusaka City Council. This is why I say that if there are still other issues that need to be addressed, we as a Ministry have no problem at all in addressing those issues”.

The Point of order I am now addressing was raised on Tuesday 30th June 2015. It was raised by Hon. Masebo (Chongwe Member of Parliament). Who stated and I quote:

“Mr. Speaker, two weeks ago, I raised a question as to whether Dr. Phiri was aware that the Lusaka City Council had disposed of some assets and in particular the property next to State House and he denied. He spent time talking about another property. I have with me an extract from a Council report showing that the nursery and park land (near State House) has been surveyed, numbered and sub-divided and valued in US dollars.

I therefore seek your indulgence whether the Minister was in order to categorically state that no property was disposed of even after Hon. Namugala further queried on the same.

This issue is of public interest and there are issues of security nature as the land is next door to State House”.

(End of quote). In your ruling Sir, you directed that the Minister of Local Government and Housing should issue a statement to clarify the matter not later than last Friday.

Mr. Speaker, I am grateful to you for allowing me to proceed with the national engagement I had in Livingstone on Friday and for re-scheduling the presentation of this Ministerial statement to today.

Mr. Speaker, it is important that you allow me to deal with preliminary issues arising from the point of Order.

Firstly, the question which was asked on 23rd June 2015 was specifically asking in part (b) as to what other properties the Council had disposed of. That question is different from the question in the point of order which asked whether Dr. Phiri was aware that the Lusaka City Council had disposed of some assets and in particular the property next to State House and he denied.

Mr. Speaker, the answer which was given to question (b) remains valid. The Ministry was not aware. The Ministry maintains that the City Council had disposed only one property in the name of Libala Lot 20435 which is commonly known as Looters.

Secondly, Mr. Speaker, as a Government Minister, there is no way I could have stated with any measure of certainty that a property which is cited to be near state House had been disposed of when I knew that:

- (a) The property being referred to as being near State House is actually on Mwatusanga road which is off both Independence Avenue and Leopards Hill road and which is after Brentwood drive the Drive which is near State House and the Lusaka Water and Sewerage Company water works. The water works

land is the one near State House. This Land is largely unused because there are water pipes laid underground. I lay on the table Sir a document entitled Appex ii Location of the property to allow Hon. Members of Parliament to study it and ascertain the nearness of Mwatusanga land to State House.

- (b) The Permanent Secretary in my Ministry had written to the Lusaka City Council on 18th June 2015 (seven days before Hon. Masebo raised the question) asking the Town Clerk to furnish the Ministry with information on the Mwatusanga property.
- (c) I was therefore fully aware that the process leading to the disposal of the Mwatusanga land had not been completed according to the comprehensive report which the Council had submitted to the Ministry.

Mr. Speaker, it is also important for you to allow me to lay a brief background to that Stand Number Lus/20870 the Mwatusanga land or Garden.

This is an area reserved by the Council as a mixed use land under the Lusaka Master Plan. The total land extent is about 7 hectares with one hectare built up and being utilized by the Council. One of the former Foreman's offices is now the office of the Area Member of Parliament for Lusaka Central.

The Council meeting of 29th September 2004 assessed the performance of the land and found it to be under performing and as such recommended to offer it for development to Luwaka Enterprises. This developer was unable to proceed and as such the offer was later revoked.

Mr. Speaker, the year 2014 saw the City Council go through a lot of financial Challenges, among them was the lack of funds to pay retirees and at the same time meet its salary and service provision obligations. The situation inevitably prompted Management and Council to find ways and means to resolve the short term problems while finding lasting solutions to deal with the challenges in the long term.

As a long term strategy Council caused for the preparation of the Main Valuation Roll to update the outdated 2007 Main Valuation Roll so as to increase the revenue from rates. The approval by the full Council of the proposed rate. However, despite this long term solution, the immediate and present challenges are mounting. Therefore the Council resolved yet again and in light of the 2004 Resolution, cause to re-plan and demarcate part of Mwatusanga land, retaining the area being utilized by the Council.

Mr. Speaker, the Council resolved at its December 30th 2014 meeting that Plot number Lus/20870 on Mwatusanga Road be earmarked for disposal. To this effect, a Valuation Report was prepared giving an indication of the open market value of the land

parcels. Sir, the Values were in Zambia Kwacha but in line with the current disposition United States Dollars equivalent was done.

Mr. Speaker, the Council went ahead to advertise in one of the daily tabloids on 25th February 2015 inviting applications to bid for the 22 plots on offer. I lay on the table the proposed stands (3commercial and 19 residential). A total of 36 applications were received and each applicant paid the prescribed K5, 000 (Five Thousand Kwacha) non-refundable fee. The Council opted for “first come first serve” method for two reasons:

- (i) Using a Committee would have entailed allocating resources for sittings when the Council was grappling with lack of resources.
- (ii) There was always going to be a backlash from the unsuccessful applicants, which would have cast doubt on the integrity of the process.

Therefore, Sir the first past the post served the Council well because only those applicants who paid the purchase price were successful.

Mr. Speaker, it is worth noting that the land in question is zoned as mixed land use and as such no prior approval was needed from the Ministry. I must add Sir that under Restrictive land use, prior approval must be obtained from the Minister. Therefore, in the case at hand the Council was in order to proceed. I must report

that the Council has gone further to ensure that the nursery has been preserved and one million Kwacha (K1,000,000) has been set aside to recapitalize the nursery and make it commercially viable.

Mr. Speaker, let me allay fears that there may be issues pertaining to security. The security wings have cleared the land. And as regards allegations or fears that foreigners have taken over this land,

Mr. Speaker, multi-nationals can own land by virtue of registration with PACRA incorporating a company within the Laws of Zambia. I must hasten to mention that where Asian names may appear on the list of successful applicants, the persons were scrutinized and proven to hold Zambian Green Registration Cards.

Mr. Speaker, in conclusion let me repeat what I said earlier, I could not state with certainty that the Council had disposed this land because the process remains incomplete.

- The Council has submitted plans to the Commissioner of Lands for numbering.
- Once numbered, a surveyor will be engaged to place beacons on the land and prepare survey diagrams and have them approved.
- Council will then write to the Commissioner of lands, recommending the successful applicants for issuance of State leases. The Commissioner of Lands could use his/her

discretionary powers to alter, accept or reject the Councils recommendations.

Mr. Speaker, when all processes are completed I, as Minister of Local Government and Housing will be satisfied that the Council has disposed of this property according to the dictates of the Law.

I thank you Sir.

The Post

UWUWU UN UUGU - ESWIGI

By Faith Kaswuka
ESTHER Phiri has urged women not to entirely depend on

their men for survival but instead stand on their own.

Speaking at a media briefing to

announce the premiere of her documentary *Between Rings: The Esther Phiri story*, the former Women International Boxing Association welterweight world

champion said she had managed to pull through life single-handedly.

She said the documentary highlights the challenges she

faced in her life and how she managed to overcome them, adding that it would help other women going through their own challenges.

Phiri said depending on men was a recipe for abuse.

"The documentary has come at the right time. It's an encouragement to me. It will push me to work hard. We, as women, go through different challenges. A lot of women in the continent face a number of challenges because they depend so much on men and they end up getting abused... then sometimes take advantage and they may decide to run away and leave the family suffering. We face challenges but you have to remain strong. If they follow this route of hard work, they will be like me, Esther Phiri, the champion," said Phiri.

The former champion came out

of retirement last Dec. Fight against Kenya Odora and is scheduled Sandra Almeida in a welterweight bout on

"As I have said, I'm understand things I don't know what again. Right now, I'm ing on the fight and I can put things on the said.

Speaking at the to Polish embassy chair Mami Starckman said government was supporting cultural p Zambia.

"We often receive vi our development coc Finland will also contrib part the film industry through the followi grants between film said Starckman.



LUSAKA CITY COUNCIL
OFFICE OF THE TOWN CLERK

**PLOTS FOR SALE STAND NO. LUS 20870 MWATUSANGA ROAD,
WOODLANDS - LUSAKA**

The Council at its sitting of 30th December, 2014 under minute No. FHR & GP & PWD & PE 15/12/14 resolved to re-plan, demarcate and sale 16 (Sixteen) pieces of land.

Lusaka City Council now invites interested applicants to apply for the plots on the following terms & conditions.

- Conditional offer forms will be obtained upon payment of a non-refundable fee of K5,000=00 (five thousand kwacha) per plot.
- The sales/offers will be on first come first served basis, with the first payer of the full purchase price to secure the land.
- Full payment will be strictly by cash or bank certified cheque upon which a final offer letter will be given, repudiating the conditional offer.
- The exact details and dimensions of the plots can be obtained from our valuation and real Estates Department within the dates of the sale.
- The said plots must be developed within 3 years, failure to which, they may be repossessed.
- The successful bidder to submit drawings and plans for scrutiny to both Engineering and Planning Departments within 30 days of offer for approval.
- Sales will be made between the 16th to 27th February, 2015.
- The plots are being offered on where is, as is basis.

ALEX MWANSA
TOWN CLERK

25th February 2015

Mweene's for worries Janz

By Providence Phiri
MUSOPOLLOPOLO coach Honor Janz says he is worried with reports of Kennedy Mweene losing his first choice slot at Mchizolei Simonsen.

Simonsen's coach Pius Mwanza has Friday said lacking that Denis Chysago had taken over the number one jersey from Mweene since the start of the year.

Mweene has not started any match for the South African Premier Soccer League side since he runs from the Africa Cup of Nations in Equatorial Guinea.

In an interview yesterday, Janz said he needed all his players to be in top form ahead of the Africa Cup qualifiers in June.

"It's not surprising to my coach to hear that a player has lost a first choice position, especially for Mweene who is a key player for the national team," Janz said.

He advised Mweene to take Mwanza's comments positively and work hard.

"The coach's comments should

not affect him and we down. He needs to take them positively. He may challenge. I will talk to him and encourage him has a lot of football in it offer," said Janz.

And Janz said he was that Fwayo Tembo had to action.

"Fwayo Tembo has been in my plans, but he not playing was what is ing him. He just needs himself up and gain fitness said Janz.

Fwayo returned to a Romanian side FC A Sunday, 18 months after the club.

The striker left Astra in 2013 following a row w owner, Leon Niculescu who him of indiscipline.

Fwayo concluded with this year.

His lack of play is dropped from the national including selection from Africa Cup team.

StanChart launch 'Road to Anfield'

By Malwani Simonsen
STANDARD Chartered Bank Zambia Limited has launched the "Road to Anfield" mini soccer tournament.

Speaking at the launch, StanChart Zambia CEO Andrew Odoi said the tournament would give a chance to the winners to play the final in Liverpool's home ground, Anfield, in the United Kingdom.

"The focus is to get clients and partners together in one spirit through the sport they love most, football. We also look at growing and expanding our sponsorship of Liverpool Football Club," Odoi said.

StanChart head of retail, Soney

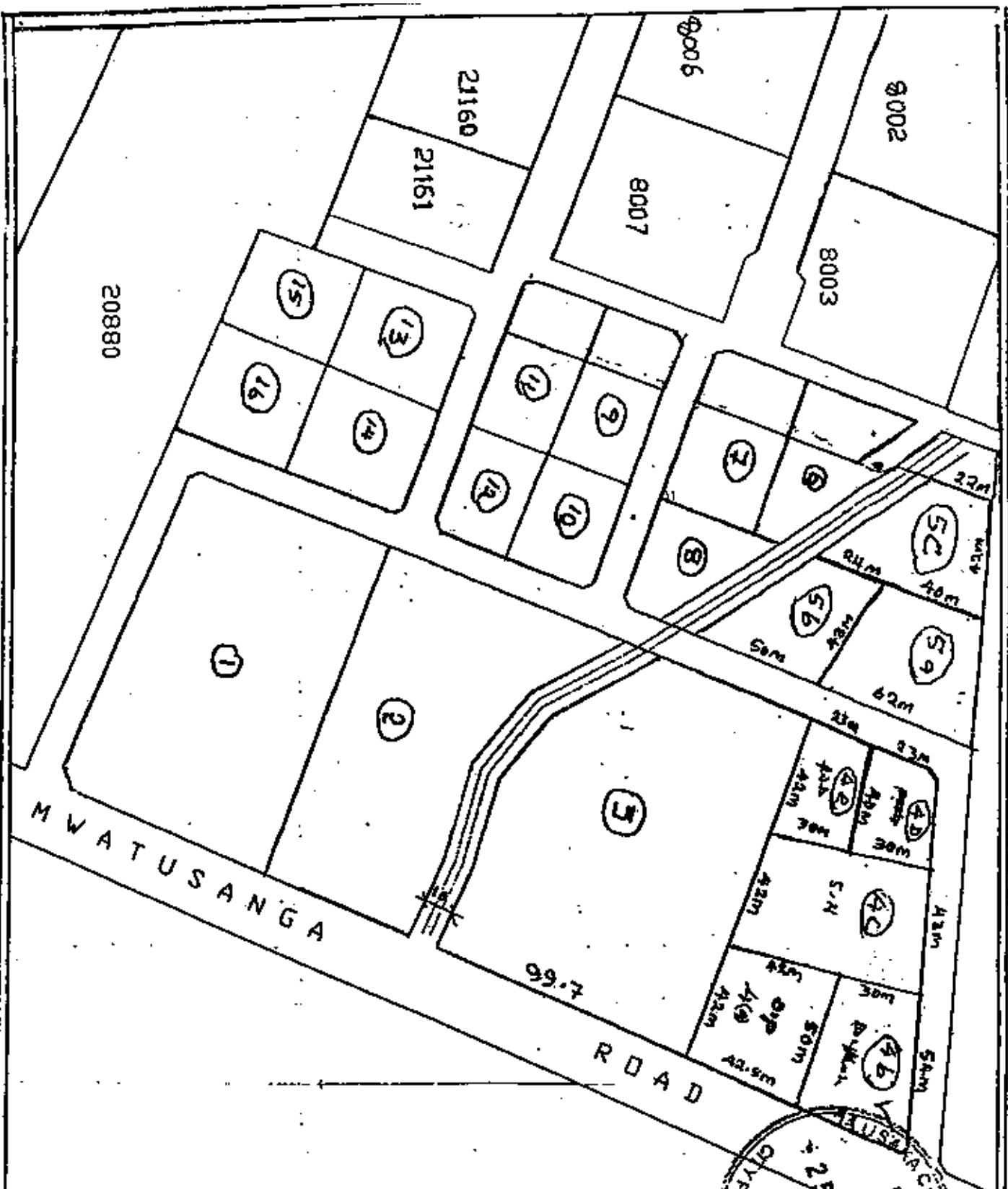
Zulu, explained that it draws from clients, or partners, the commu media.

Zulu said 16 teams w part in Zambia to pick a that would represent the at regional tournaments.

"The winner from the will then represent Zam regional tournament Zimbabwe, Botswana at Africa will take part. Zam host the regional tournament we hope Zambia will win they go to Liverpool," Zulu said.

The local 16-team tournament is scheduled to take p March 14 while the regional tournament will be played on 21.

Advertise in the



CITY PLANNING DEPARTMENT
FORWARD PLANNING SECTION



PROPOSED RE-PLANNING OF STAND
20870 WOODLANDS

SITE PLAN
AND LOCATION PLAN

JANUARY 2015

1:2000

LSK/WD 012

2721573
Date of 17-1-15

Appendix II Location of the Property



Approximate Location of the Site