



EMBASSY OF THE REPUBLIC OF SOUTH AFRICA DAKAR

PORTFOLIO COMMITTEE – VIRTUAL OVERSIGHT

HEAD OF MISSION : VACANT MAY 2021



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Department:
International Relations and Cooperation
REPUBLIC OF SOUTH AFRICA

OUTLINE OF THE PRESENTATION

1. Overview of the Mission
2. Other Departments
3. Organogram
4. Immovable Property
5. Assets



1. Overview of the Mission

- **The South African Mission in Dakar is accredited to Senegal, The Gambia and Cabo Verde.**
- **South Africa shares strong bilateral ties with the countries of accreditation based on historic support for South Africa's anti-apartheid movement.**
- **Senegal, in particular, holds a strong influence within the region especially amongst the francophone states. It has shown a strong solidarity with South Africa and a willingness to promote South African investment in the country.**



1. Overview of the Mission

- **The Gambia and Cabo Verde, whilst much smaller in size and economy, provide South Africa with an opportunity to invest in under-developed markets; and cooperation at the multilateral level.**
- **The formal structure for the diplomatic relations between South Africa and Senegal is the Joint Commission for Bilateral Cooperation (JCBC), at Senior Official level. In 2017, it was agreed that the JCBC would be elevated to Ministerial level.**
- **On 30 September 2004, South Africa and The Gambia signed a General Agreement of a Framework for Co-operation which identified various sectors for possible cooperation. However this Agreement has expired.**



2. Other Departments

- Defence and Military Veterans (**Vacant**)
- Department of Trade and Industry
- *Department of Transport (Civil Aviation Security Expert - external)
- South African Police Services
- State Security (**2 X Vacant**)

*Aviation Security Expert reports directly to Department of Transport



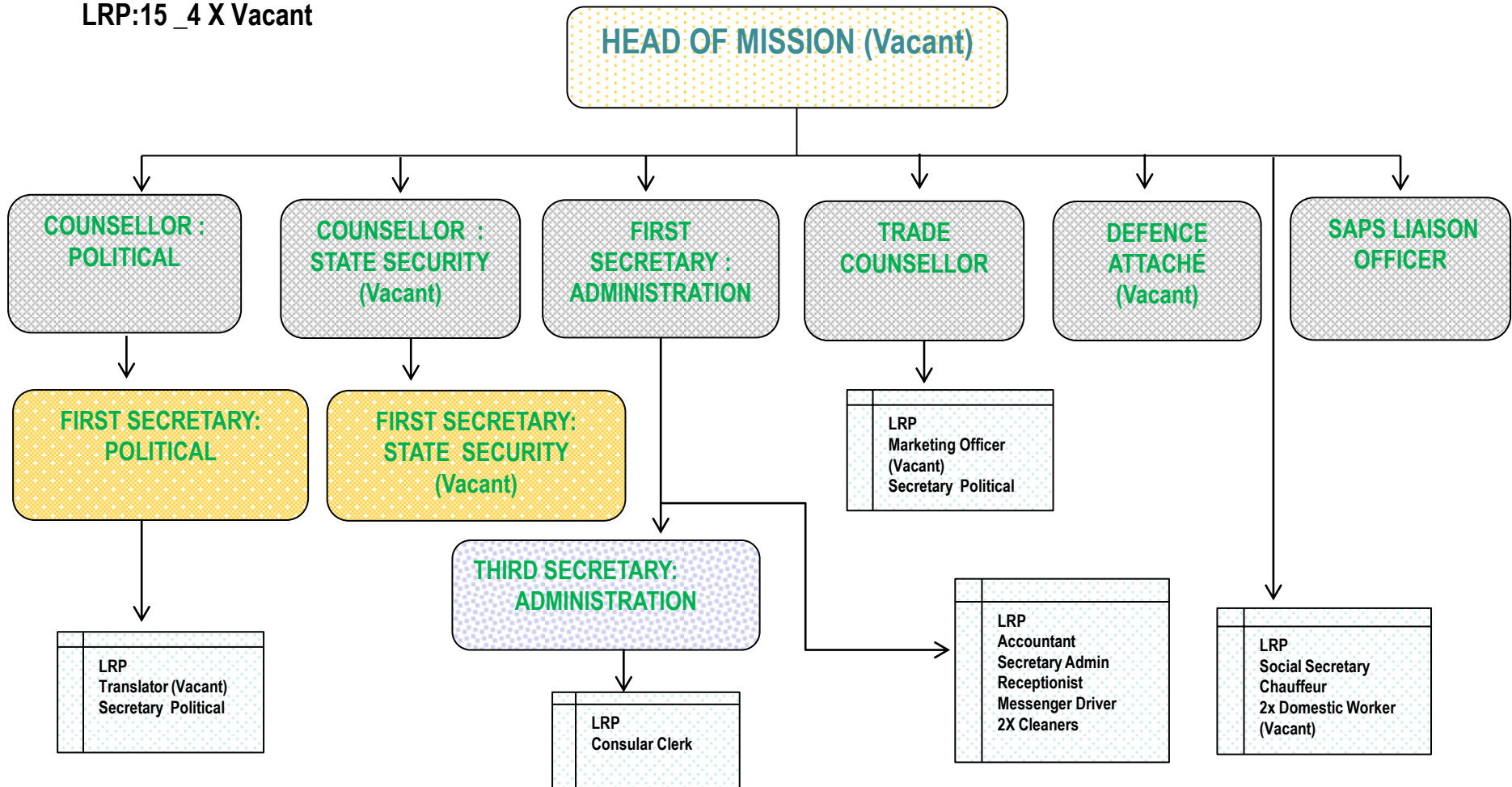
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3. Organogram

Diplomatic posts: 10_ 4 X Vacant

LRP:15_4 X Vacant



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Assets

- 4.1 House in the Gambia
- 4.2 Leasehold agreement in Dakar
- 4.2 Movable Assets (Dakar)



4.1. House in the Gambia

- 150 m² villa in plot AU/101/07 Brufut Gardens Estate, Kombo North District, Banjul
- Built in May 2006 - 15 years
- Purchased in April 2007 at 152,813 USD
- Book value in the Fixed Asset Register is R 1,346,280.00, acquisition date to be corrected.
- 3 bedrooms, 2.5 bathrooms, kitchen, dining and lounge.



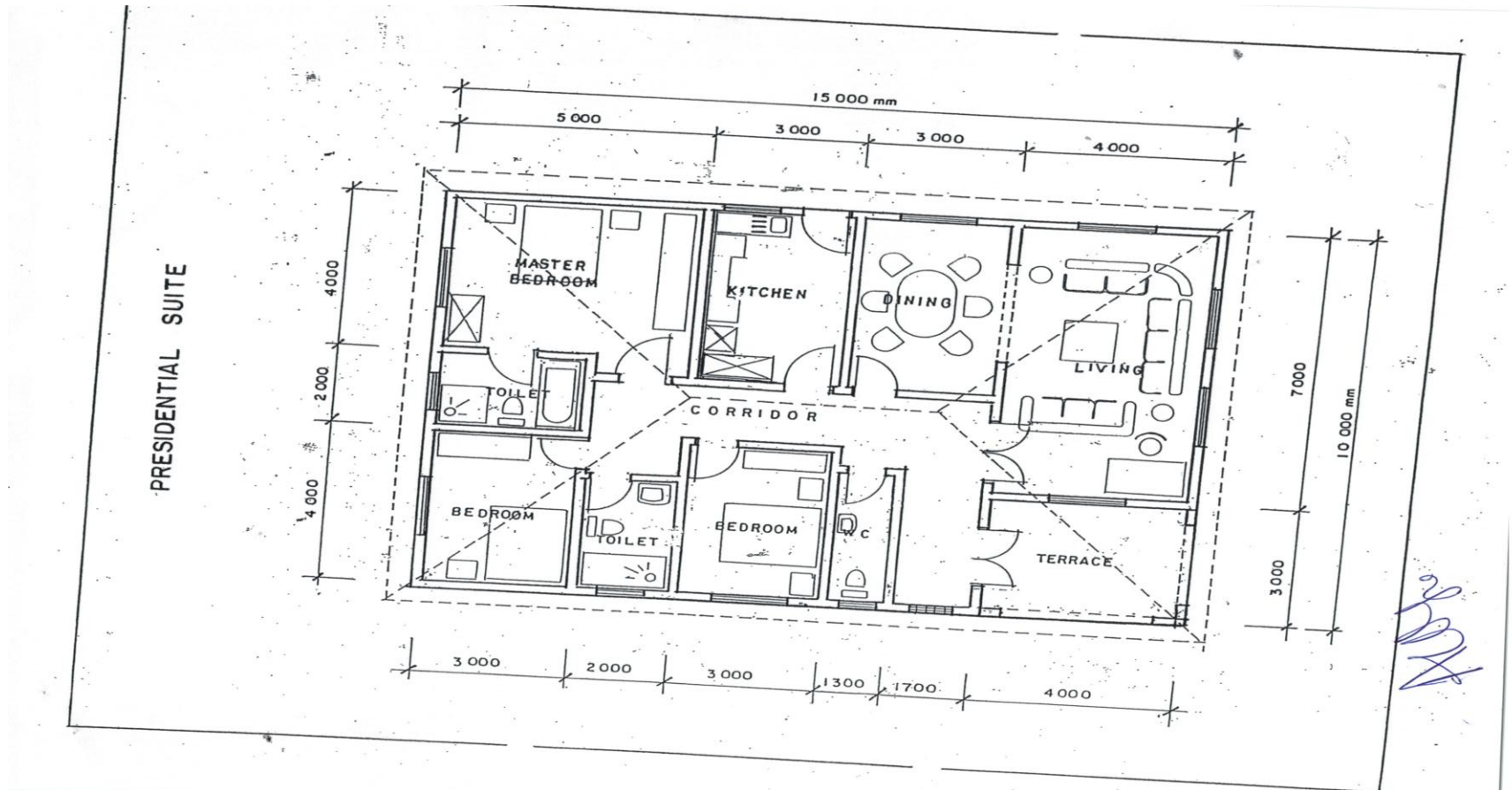
Plot AU/101/07 Brufut



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Plot AU/101/07 Brufut



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House in the Gambia

- House built on a 480 m² leasehold land, allocated to the developer in Feb 2001.
- Residue unexpired period of 93 years transferred to the Government of RSA in 2009 as per Leasehold Serial Registration Number K68/2001.
- 20 years has lapsed, remaining period is 79 years.
- Copy of agreement : [Leasehold Agreement SR No. K68 2001.pdf](#)
- Freehold upon expiry of leasehold term — **no Title Deed**



Purpose of acquisition

- Accommodation for the official seconded to the Secretariat of the African Commission on Human & Peoples' Rights.
- Office of the Special Rapporteur on the Rights of Women in Africa in Banjul between 01 April 2007 – 31 March 2011.
- Cost analysis done revealed that buying house would be more beneficial as opposed to leasing – submission ML2/AU/6 - 5912.
- Leasing costs for 4 years were estimated at over 60% of the purchase price.



Use since purchase (cont.)

- April 2007 – March 2011 occupied by RSA official
- From April 2011 – neglected and later occupied by the Government of Gambia.



Challenges

- Property used by the Gambian Government .
- Mission has no access to the property, assistance obtained from Honorary Consul of RSA to Gambia.



Pictorial Images taken in 2018



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Pictorial Images taken in 2018 (Cont.)



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Pictorial Images taken in 2018 (Cont.)



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Pictorial Images taken in 2018 (Cont.)



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Refurbishment costs

Property Inspection conducted in April 2018 – [Property Inspection Checklist 12-16 April 2018.xlsx](#)

Estimated repairs - D 270,608 (€ 4,267.49) – [QUOTE 1 PROPERTY REPAIRS.pdf](#)



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Recommendation

- Mission submitted proposal to sell in 2018 - [20170814 MEMO SA PROPERTY IN THE GAMBIA \(2\).docx](#)
- Property now listed as surplus asset earmarked for disposal - [Surplus Assets List.pdf](#)
- Mission has requested the Gambian Foreign Ministry for assistance to obtain status of leasehold agreement .
- Similar sized properties in the complex currently range between 70k - 130k USD.



Leasehold Agreement in Dakar

- 1700 m² land located on TF N° 578/DK Corniche Ouest.
- 30-year leasehold agreement with option to renew by a further 20 years.
- Contract commenced on 26 July 2007 @ cost of 1 million CFA (R 25,600 per annum payable in advance – expiry date 25 July 2037 (option to renew to 25 July 2057)).
- Cost incurred since inception 15 million CFA (R384,000).



Purpose of acquisition

- Construction of Chancery and/or Official Residence between 2008 and 2011.
- Estimated construction and professional fees - R 29,935,800
- Option to buy land upfront estimated at US\$ 3.8 million - R 27 million.



Challenges

- Budgetary constraints – no building costs
- No compensation will be paid for structures and improvement on the land upon expiry of lease agreement.
- Relocation of other Ministries with the exception of the Presidency and Foreign Affairs out of Dakar.



Images of the land



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4.3 Movable Assets

- Mission has a total of 1,226 assets
- Composition as follows :
 - Furniture and Equipment 1,112
 - Computer Equipment 108
 - Vehicles * 6
 - Service vehicle bought in 2007 transferred from Gambia , 3 x Partner Departments
- Mission has verified all 1,226 assets as per verification report dated 08 April 2021.