



Eilandpunt Zuid (Pty) Ltd

16 January 2026

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Represented by the Director: Johan Grabe

By e-mail to:

Mayor S Nero & Mr. Rufus Beukes

e-mail: susarah.nero@gmail.com

e-mail: rufusb@kamiesberg.gov.za

Illegal Occupation of Erf 3 – The School in Koingnaas

To: Ms. S. Nero & Mr. Rufus Beukes

This letter serves as a formal demand from **Eilandpunt Zuid (Pty) Ltd** to rectify the unlawful occupation of the school property in Koingnaas, carried out under the direct instruction of Mr. Rufus Beukes.

We have compiled substantial evidence, attached hereto, detailing a series of unlawful actions, gross negligence, and corrupt practices relating to the tender process and subsequent illegal occupation of Erf 3, Koingnaas (the “Property”).

1. Summary of Facts

- On 14 May 2021, Eilandpunt Zuid (Pty) Ltd submitted a compliant and competitive tender for the acquisition of the Property.
- The tender process was subverted in a manner strongly indicative of corruption and nepotism.
- Our investigation reveals that the Property was improperly allocated to a family member of the Municipal Manager, Mr. Rufus Beukes. This constitutes a clear violation of the **Prevention and Combating of Corrupt Activities Act** and amounts to nepotism, expressly prohibited in South African public administration.
- Following this irregular allocation, the Property was unlawfully occupied. Municipal employees were involved in maliciously damaging the school building's roof, with damages estimated at **R90,000**.
- The Property is currently illegally occupied by **Mr. Piet Klaaste**, a relative of Mr. Beukes. The premises have also been subject to a **SAPS raid for drug-related crimes**.
- Furthermore, the Property has been illegally occupied by **Mr. Hermanus (Manie) Christaan**, an individual previously under investigation for child molestation, who subsequently committed a murder in Koingnaas on 1 October 2022. SAPS has also raided the premises in connection with drug-related activities.
- These events occurred under the direct authority of Mr. Beukes, who has failed to act despite numerous complaints and clear evidence of criminal activity and zoning violations. The Property is zoned for **educational use**, not residential occupation.

2. Legal Basis for Demand

The actions and omissions of the Kamiesberg Municipality, under your leadership, constitute serious breaches of multiple laws and regulations, including but not limited to:

- **Municipal Finance Management Act, 2003 (Act No. 56 of 2003)** and **Municipal Supply Chain Management Regulations, 2005** – prohibiting conflicts of interest, nepotism, and irregular procurement practices.
- **Constitution of the Republic of South Africa, 1996** – specifically:
 - Section 25: Protection against arbitrary deprivation of property.
 - Section 152: Objectives of local government.
 - Section 195: Basic values and principles governing public administration.
- **Spatial Planning and Land Use Management Act, 2013 (Act No. 16 of 2013)** – the Property is zoned for educational purposes and is unlawfully used for residential occupation.
- **Prevention of Illegal Eviction from and Unlawful Occupation of Land Act, 1998 (Act No. 19 of 1998)** – failure to prevent and address unlawful occupation.

- **Prevention and Combating of Corrupt Activities Act, 2004 (Act No. 12 of 2004)** – irregular awarding of the Property to a connected individual.

3. Demands

We hereby demand:

1. **Immediate Eviction** – The lawful eviction of the illegal occupant, Mr. Piet Klaaste, from the Property.
2. **Restoration of Tender Process** – Cancellation of the irregular allocation and reinstatement of the original, lawful tender process.
3. **Compensation for Damages** – A formal commitment to deduct **R90,000** from any payments related to the tender to cover the costs of damage inflicted upon the school's roof by municipal staff.

4. Personal Liability and Legal Proceedings

Should these demands not be met within **60 days (by 17 March 2026)**, we will institute legal proceedings without further notice. These proceedings will be directed not against the Kamiesberg Municipality but personally against Mr. Rufus Beukes for violations of South African law.

The proceedings will seek:

- An order compelling compliance with the demands listed above.
- Damages to be paid personally by Mr. Beukes for the financial and reputational harm caused to our company.
- A punitive cost order holding Mr. Beukes personally liable for all legal fees incurred by Eilandpunt Zuid (Pty) Ltd in this matter.

We trust this letter conveys the gravity of the situation and the full extent of the legal consequences that will follow non-compliance. We urge you to act with the utmost urgency.

Yours faithfully,

Eilandpunt Zuid (Pty) Ltd

Sincerely,

JG GRABE

Johan Grabe

Director, Eilandpunt Zuid (Pty) Ltd