



Municipality of Walvis Bay

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Mr. L. Emvula
Southern Africa Group
P O Box 90415
Windhoek

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Cell	
E-mail	mkeis@walvisbaycc.org.na
Date	22 November 2024

E-mail: laz@sag.com.na

Dear Sir

Subject: Application to lease two thousand (2000) square meters of Farm 37 for purpose of urban agriculture

Ref. No. Farm 37

We have pleasure to inform you that approval has been granted for the lease of a portion of Farm 37 for one year, recommended as follows:

- (a) That, the applicant must engage with the Ministry of Environment, Forestry and Tourism, to confirm whether an EIA is required for the proposed activities.
- (b) That, if required to do an EIA, the applicant must, at own cost, conduct an EIA and obtain an Environmental Clearance Certificate from the Environmental Commissioner: Ministry of Environment, Forestry and Tourism, prior to signing the lease agreement.
- (c) That, principle approval be granted that, for purpose of urban agricultural project two thousand (2000) square meters of Farm 37 (unsurveyed/unserved) be leased to Southern Africa Group (Pty) Ltd (the applicant) at monthly rental of N\$ 306.25 plus N\$ 45.93 (15 % VAT) with an annual 10% increase for a trial period of one year, as from date of signing the Lease Agreement.
- (d) That, the applicant at its own cost advertises the lease by private transaction for objections in terms of the provisions of section 63(2)(b) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended.
- (e) That a non-interest-bearing deposit of N\$ 5 000.00 be paid by the applicant to cover for costs should the applicant fail to rehabilitate the lease area.
- (f) That, after the initial trial period of one year, the lease period be reviewed and extended for a further period as agreed upon between the Municipality of Walvis Bay and the applicant.
- (g) That, monthly rental is payable in advance on the 7th of each month from date signing of the lease agreement.



- (h) That, if rental is not paid for three (3) consecutive months, this lease agreement be cancelled with immediate effect without any further notice.
- (i) That it be made one of the conditions of the lease agreement that activities shall commence within three (3) months from date of signing the Agreement of Lease, failing to do so the lease be regarded as null and void.
- (j) That the applicant shall, at all times, comply with all Governmental and/or all relevant requirements of Council's Standard Building, Health and Municipal Regulations.
- (k) That electrical/water requirements/services and/or other information in this regard be taken up by the applicant with ERONGORED/MUNICIPALITY OF WALVIS BAY.
- (l) That the applicant, in conjunction with the Town Planning Section, has the portion (2000m²) demarcated.
- (m) That acceptable structures/any structures to be erected must be demolished when the applicant vacates the site.
- (n) That the applicant be responsible to dispose off on-site generated refuse for its own account.
- (o) That the applicant shall, on vacating the site, rehabilitate it to the satisfaction of the General Manager: Roads & Building Control.
- (p) That the Municipality of Walvis Bay shall not be held liable to reimburse the applicant for any improvements affected on the site, should the lease not be extended.
- (q) That the applicant guarantees and indemnifies the Municipality of Walvis Bay against any action, claim or loss, injury or damage which the applicant or any third party may suffer as a direct or indirect result of container manufacturing covered by the Lease Agreement.
- (r) That the applicant be informed that the business relationship and transaction can only be concluded and become effective once Section 21 of the Financial Intelligence Act, 2012 (Act No.13 of 2012) read with Section 26 of the said Act, is complied with, and that it is required from the applicant to provide such information at such time and in such format as instructed by the Anti-Money Laundering Compliance Officer of the Municipality of Walvis Bay.

Seeing that the land is to be leased by private transaction, section 63(2)(b) of the Local Authorities Act, 1992 (Act 23/1992), requires that a notice be published in at least two newspapers circulating in Walvis Bay on one occasion in a week for two consecutive weeks.

[For example publication in newspapers A and B on Friday 29 November 2024 and again on Friday 6 December 2024.]

Full particulars pertaining to the lease will lie for inspection at our offices for a period of not less than seven (7) days (Saturdays and Sundays excluded) after the last date of the second publication.

[For example until Wednesday 18 December 2024.]

Interested persons are called upon to lodge any objections to such lease with the Municipality in writing within a period of not less than ten (10) days after the last date of the second publication.

[For example before or at 12:00 Monday 23 December 2024.]

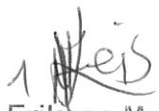
An example of the notice to be published is attached for your convenience. You must arrange the notices and copies of the publications thereof must be furnished to this office. It is of the utmost importance that you bring to the attention of the relevant newspapers to send their accounts to you for settlement and not to the Municipality of Walvis Bay.

If there are no objections, and all other conditions are met we will forward to you the Lease Agreement.

You are requested to acknowledge receipt and accept the conditions of this letter within fourteen (14) days from date of this letter and to advertise within 30 days from date of this letter.

Should you require further information or clarity in this matter please feel free to contact Mrs Merinda /Keis at telephone 064 - 2013235 during office hours.

Yours faithfully



Erikson Mwanyekange
General Manager: Community & Economic Development



MUNICIPALITY OF WALVIS BAY

Notice is hereby given in terms of section 63(2)(b) of the Local Authorities Act, 1992 (Act 23/1992), that the Municipality of Walvis Bay intends to lease, by private transaction, a Portion of Farm 37 to Southern Africa Group (Pty) Ltd.

DESCRIPTION	AREA(m ²)	PURCHASE AMOUNT EXCLUDING 15% VAT (N\$)
a portion of Farm 37	2,000	306.25

Full particulars pertaining to the lease will lie for inspection by interested persons until ***Wednesday 18 December 2024** at room 45, Municipal Offices, Kuisebmond. For more information Mrs Merinda /Keis can be contacted at telephone (064) 2013235 during office hours.

Any person objecting to the proposed sale, may in writing lodge an objection together with the grounds/motivation thereof, to the Manager: Housing and Properties at the above address or to Private Bag 5017, Walvis Bay, before or on **Monday, 23 December 2024** at 12:00.

Jack Manale
Manager: Housing and Properties
Tel: (064) 201 3338
Email: jmanale@walvisbaycc.org.na

* EXAMPLE

