



DIVUNDU VILLAGE COUNCIL

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DIVUNDU
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23 August 2024

PowerCom (Pty) Ltd
P.O. Box 40799
Windhoek, Namibia
Mercutio.mowes@powercom.na

Dear Mr Beatus, Amadhila

APPLICATION TO LEASE A PORTION OF LAND TO ERECT A TELECOMMUNICATIONS TOWER IN DIVUNDU

This letter serves to inform you on the outcome of the Ordinary Council Meeting held on Thursday, 15th of August 2024 at 15:00 in the Council Chamber pertaining to the subject matter.

That-

Approval is granted for a portion of Erf 492 Divundu Extension 1 to be leased to PowerCom Ltd at a Monthly rate of N\$1550.00 for a period of five years, subject thereto that the rental escalate annually in line with Namibia Inflation Rate, but not exceeding 10%.

The remainder of the conditions of the Council Resolution reads as follows:

1. That the Lease portion only be used for the erection and operation of a communication tower.
2. That the applicant obtain an Environmental Management Clearance Certificate from the Ministry of Environment, Forestry and Tourism.
3. That the Lease Agreement only be concluded once the Environmental Clearance Certificate is received by the Property Officer.
4. That the Environmental Clearance Certificate be renewed regularly as required by the Environmental Management Act, 2007 (Act 7 of 2007).
5. That should the applicant fail to submit the periodically renewed certificates, that the Lease Agreement be cancelled, with a three (3) month notice.
6. That should any municipal electrical infrastructure need to be relocated, dismantled or replaced all cost related thereto be for the applicants account.

All official correspondence must be addressed to the Chief Executive Officer

7. That the Lease area be surveyed and lease diagram be attached to the Lease Agreement.
8. That the Village Council prepare the closure notice.
9. That the applicant be responsible for inserting the notice in the media, placing a copy on-site and for the distribution to the affected neighbours.
10. That proof of successful advertising be provided to the Property Officer before the lease agreements are signed.
11. That the lease be advertised in terms of section 63(2) of the Local Authority Act, 1992 (Act 23 of 1992) as amended.
12. That the lease be subject to Ministerial approval in terms of section 30(1)(t) of the Local Authority Act 1992, (Act no 23 of 1992) as amended.
13. That the resolution be implemented prior to confirmation of the Minutes.

Given the above, kindly indicate in writing within 7 days of receipt of this letter whether the conditions of the above Council Resolution are acceptable.

Kindly note that this lease is subject to advertisement for objections in terms of Section 63 of the Local Authority Act, 1992 (Act 23 of 1992) as amended. Once the advertisement is finalized and no objections are lodged against the intended lease, you will be notified after which you can commence with the erection of the Telecommunications Tower.

The Lease is further subject to Ministerial approval in terms of section 30(1)(t) of the Local Authority Act, 1992 (Act 23 of 1992) as amended.

Please accept the assurance of my highest consideration

Yours faithfully,



MAGHUMBO AN (MR)
CHIEF EXECUTIVE OFFICER



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