

# MUNICIPALITY OF SWAKOPMUND

Ref No: 13/3/1/5

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NAMIBIA

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Enquiries: Ms Ndiili Kandjengo.

24 May 2019

Paratus Telecommunication (Pty) Ltd  
P O Box 90140  
Klein Windhoek  
10012

Att: Mr Andrew Hall

+26483 300 1000

Dear Sir

## APPLICATION FOR AN ERF

Following your letter dated 15 April 2015 regarding the above subject matter, Council at its meeting of 23 May 2019 under item 11.1.24 resolved:

- (a) That a portion of land measuring 400m<sup>2</sup> located on the Remainder of Portion B of the Farm Swakopmund Town and Townlands No. 41. (located to the east of block 55), be leased to Paratus Telecommunication (Pty) Ltd.
- (b) That Messrs Paratus Telecommunication (Pty) Ltd adheres to the following requirements:
  - *A maximum height of 25m*
  - *Consent letter from the neighbours*
  - *Environmental Impact Assessment (EIA)*
- (c) That the following standard lease conditions be applicable to the leasing of the lease portion in (a) above.
  - (i) *Lease period of 9 years and 11 months, pending the subdivision of the lease area.*
  - (ii) *That building plans of all proposed buildings must be submitted to the Engineering Services Department.*
  - (iii) *That the portion of land is leased on the explicit condition that the lessee indemnifies Council against any claim for damages resulting from its occupation by the lessee.*
  - (iv) *That the lease be at the current tariff of N\$ 33.68/m<sup>2</sup>per month with an annual escalation of 10% every July (first being 1 July 2019).*
- (d) That the Engineering Services Department provides a lay-out plan for the exact location on the identified erf to be used for the tower.
- (e) That Messrs Paratus Telecommunication (Pty) Ltd installs their own electrical meter so that any expenses and costs generated be allocated to Messrs Paratus.
- (f) That the proposed lease of the site be published in terms of Local Authorities Act 23 of 1992 as amended.

All correspondence must be addressed to the Chief Executive Officer

- (g) That Council's standard lease conditions be made applicable to the lease.
- (h) That all costs relating to the lease, including, but not limited to advertising costs, be for the account of the lessee.
- (i) That the following conditions be made applicable in addition to points (b) to (h) above to the lease:
  - (i) *That Council will not reimburse Paratus Telecommunication (Pty) Ltd for any costs relating to the installation or removal of its properties or any other expense incurred during or after the termination of the lease agreement.*
  - (ii) *That any damages that may be caused to the lease site be for the account of Paratus Telecommunication (Pty) Ltd and shall be repaired at their cost and on demand.*
  - (iii) *That Paratus Telecommunication (Pty) Ltd will be responsible for the proper maintenance of the equipment and should such equipment not be well maintained and thus rust and become unsightly, the lease be cancelled and equipment removed at the cost of the lessee.*

You are kindly requested to indicate in writing on / before Friday, 21 June 2019, whether you accept the above conditions.

Upon acceptance of the above, Council's intention to lease a portion of land measuring 400m<sup>2</sup> located on the Remainder of Portion B of the Farm Swakopmund Town and Townlands No. 41 (located to the east of block 55), will be published for possible objections as required in terms of section 63 of the Local Authorities Act 23 of 1992.

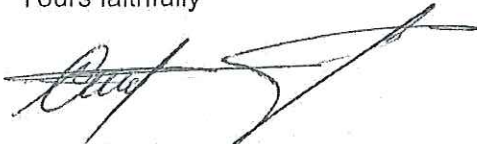
Kindly note that a payment of N\$ 3 500.00 is required for this publication (attached is Council's banking details).

Please email proof of payment to: [nkandjengo@swkmun.com.na](mailto:nkandjengo@swkmun.com.na)

Should no objections be received, approval still has to be obtained from Minister of Urban and Rural Development, whereafter a lease agreement will be forwarded to you for signing. If objections are received, such will be submitted to Council for consideration; whereafter a motivation to proceed with the transaction will be submitted to the Ministry of Urban and Rural Development for consideration.

Should you have enquiries in this regard, please contact Ms N Gustaf at ☎ 064-4104214.

Yours faithfully



Mr M P C Swarts  
General Manager: Corporate Services & HR

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# Untitled Map

Write a description for your map.



Google Earth

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