



# Municipality of Walvis Bay

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The Managing Director  
Turkey Water Solutions (Pty) Ltd  
205, the Hills Buchanan Square  
Woodstock  
**Cape Town**

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E-mail	jmanale@walvisbaycc.org.na
Date	16 April 2020

Dear Mr Romain Sormani

Subject **Application for unsurveyed/unserviced Remainder Portion of erf 4688 Walvis Bay: Establishment of a Desalination Plant**  
Ref. No. 4688 W

We refer to previous correspondence in the above matter and can advise that Council at its Extra Ordinary meeting held on 15 April 2020 (item 6.5) resolved as follows:

- (1) That 4 ha (40,000 m<sup>2</sup>) of remainder portion of erf 4688 Walvis Bay be leased to Turkey Water Solutions and Innosun (JV) (the applicant) at a rental of N\$22,000.00 (0.55 cents/m<sup>2</sup>) plus N\$3,300.00 (15 % VAT) per month, escalating with 10% per annum.
- (2) 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.
- (3) That, in terms of section 30(1)(t) of the Local Authorities Act, 1992 (Act 23 of 1992), as amended, the approval of the Minister of Urban and Rural Development be obtained.
- (4) That, prior to the signing of a lease agreement, the applicants obtain an Environmental Clearance Certificate in terms of section 56 of the Environmental Management Act (Act 7 of 2007) from the Ministry of Environment and Tourism, Directorate: Environmental Affairs.
- (5) That the lease agreement be signed and the monthly rental be levied once the agreement has been signed by all parties.
- (6) That the lease period be for 25 years, to be extended for a further period as agreed upon between the Municipality of Walvis Bay and the applicant.
- (7) That a Notarial Deed of Lease be registered and the applicant to bear all costs.
- (8) That the applicant, in conjunction with the Department of Roads & Building Control, have the required 4 ha of Remainder portion of erf 4688 Walvis Bay be surveyed at the applicant's cost.



- (9) That no unauthorized structures, or structures not approved in terms of the provisions of the Standard Building Regulations, shall be allowed on the site and the applicant shall, prior to the erection of any structures on the site, obtain the approval from the General Manager: Roads & Building Control.
- (10) That the applicant shall, on vacating the site, rehabilitate the area to the satisfaction of the General Manager: Roads & Building Control.
- (11) That a refundable, non-interest bearing deposit of N\$10,000.00 be paid by the applicant on date of signing the lease agreement, to cover the costs of rehabilitation of the site should the applicant fail to do so.
- (12) That the applicant, at its own cost, provides all services and adheres to the guidelines/standard requirements for all services, i.e. water connection, water/sewerage/electricity reticulation.
- (13) That the applicant shall, at own cost, enclose the leased area.
- (14) That electrical requirements/services and/or any other information in this regard be taken up with Erongo RED.
- (15) That the applicant has to comply at all times to all relevant requirements of Council's Standard Building Regulations, Health and Municipal Regulations.
- (16) That the Municipal Council of Walvis Bay not be held liable to reimburse the applicant for any improvements affected on the site should the lease not be extended after 25 years.
- (17) 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 the development covered by the lease agreement.
- (18) 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 lease by private transaction, section 63(2)(b) of the Local Authorities Act, 1992 (Act 23/1992), as amended, 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 24 April 2020 and again on Friday 8 May 2020]**

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

**[For example until Tuesday, 19 May 2020]**

Interested persons are called upon to lodge any objections to such sale 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 Friday, 22 May 2020]**

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.

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

Should you require further information or clarity in this matter please feel free to contact Mr Jack Manale at telephone 064 - 2013338 during office hours.

Yours faithfully



**Muronga Haingura**  
Chief Executive Officer

## MUNICIPALITY OF WALVIS BAY

Notice is hereby given in terms of section 63(2)(b) of the Local Authorities Act, 1992 (Act 23/1992), as amended, that the Municipality of Walvis Bay intends to lease, by private transaction, Remainder Portion of erf 4688 Walvis Bay to Turkey Water Solutions and Innosun (JV).

<u>DESCRIPTION</u>	<u>AREA</u>	<u>ZONING</u>	<u>PURCHASE PRICE</u>
Remainder Portion Of Erf 4688 Walvis Bay	4 Ha	Undetermined	N\$22,000.00 per month plus N\$3,300.00 (VAT)

Full particulars pertaining to the lease will lie for inspection by interested persons until **\*Tuesday 19 April 2020** at room 30, Municipal Offices, Kuisebmond. For more information Mrs Dorothy Muller can be contacted at telephone (064) 2013232 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 **Friday, 24 May 2020** at 12:00.

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

\* **EXAMPLE**