



Republic of Namibia

Ministry of Urban and Rural Development

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Luther Street

Private Bag 13289
Windhoek, Namibia

Our Ref.: 14/17/3//U2
Your Ref.:PTN24/FU/UFL/40

Date: 9 July 2019

Mr. Ivin J. Lombardt
Chief Executive Officer
Usakos Town Council
P. O. Box 67
USAKOS

Dear Mr Lombardt,

SUBJECT: USAKOS; APPROVAL TO ALIENATE IMMOVABLE PROPERTY

Your letter dated 14 May 2019 has reference.

Approval has been granted in terms of Section 30 (1) (t) of the Local Authorities Act, 1992 (Act No.23 of 1992), as amended to sell unimproved immovable property Portion No. 455 of Usakos Süd No. 41 to Messrs Khan Property Development Group (Pty) Ltd, measuring 25 ha (25 000.0000m²), at a purchase price of N\$ 20.00/ M² (Total purchase price of N\$5 000 000.00), for housing development by way of private treaty, subject to conditions in Council resolutions No. OCM019.12.02.2019, and with Ministerial condition to be imposed that, the developer should consider first the applicants that are in the council's waiting list that can afford the proposed housing development.

Yours Sincerely,


NGHIDINUA DANIEL
EXECUTIVE DIRECTOR





USAKOS

TOWN COUNCIL

OFFICE OF THE CHIEF EXECUTIVE OFFICER

Enq : IJ Lombardt
Cell : +264(0)813151054
Ref :
Email : ilombardt@gmail.com

Wednesday, 24th October 2018

The Managing Director
Khan Property Development Group (Proprietary) Limited
P O Box 324
USAKOS

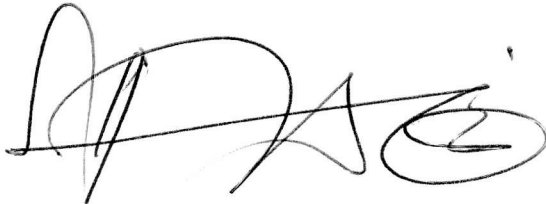
Dear Mr Ambrosius Marsh

PROVISIONAL APPROVAL: APPLICATION FOR ACQUISITION OF UNIMPROVED IMMOVABLE PROPERTY BY WAY OF PRIVATE TREATY TO DEVELOP A NEW TOWNSHIP: PORTION 455 OF USAKOS SÜD NO. 41

1. The abovementioned subject matter bears reference.
2. Please be advised herewith that the Usakos Town Council (“the Council”) has, *vide* Council Resolution Number OCM009.11.10.2018, provisionally approved your application to acquire by way of private treaty the Portion 455 of Usakos Süd No. 41, which is currently zoned as “*Undetermined*”, to develop a new township subject to the following conditions that –
 - (a) the final approval to alienate the Portion 445 of Usakos Süd No. 41 to yourself is effected only once the Council has obtained from and is granted approval by the Minister of Urban and Rural Development (“the Minister”) in terms of section 30(1)(t)(iii) read with section 63(3)(c) of the Local Authorities Act, 1992 (Act No. 23 of 1992) as amended;
 - (b) upon receipt of this letter and before the Council seeks and obtains such ministerial approval, you are, at your own cost, cause to be advertised in two newspapers popularly circulating in and around Usakos inviting for objections, and that a proof of such newspaper advertisements are submitted to the Council;
 - (c) you are requested to, after receipt of this letter and not later than seven (7) working days, personally engage the Chief Executive Officer to agree on the modalities that would constitute the development agreement to be made by and entered into between Messrs Khan Property Development Group (Proprietary) Limited and the Council;

- (d) once a ministerial approval has been obtained from and granted to the Council by the Minister and the same has been communicated to you in writing, you accept the offer in writing within seven (7) working days;
 - (e) you comply with all statutory requirements that relate to establishment of new township in terms of the Township and Division of Land Ordinance, 1963 (Ordinance No. 11 of 1963) as amended, the Environmental Management Act, 2007 (Act No. 7 of 2007); and
 - (f) when designing the layout of the new township, make provision for reservation of land for the Council's use (such as public open spaces and servitudes) and cause to be registered in the name of the Council and return to the Council twenty percent (20%) of serviced erven which shall include, but not limited to, land demarcated all types of landuse contemplated in the Usakos Town Planning Scheme.
3. Any clarity in this regard must be addressed to the undersigned at contact details provided above.
4. Hoping that you will find this in order.

Yours sincerely



IVIN J LOMBARDT
CHIEF EXECUTIVE OFFICER

