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14 December 2020

The Environmental Commissioner  
Ministry of Environment & Tourism  
WINDHOEK

Attention: Mr Damian Nchindo

**APP- 001984 : EIA for the Construction and Operation of a New Fuel Service Station on Erf 6287, Ext 6, Kuisebmond, Walvis Bay, Erongo Region**

Find attached hereto the Title Deed with respect to the above application.

The undersigned has been informed that the land (Erf 6287) is currently being transferred from the current owner to the applicant.

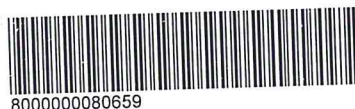
All inquiries with respect to this application should be directed to the undersigned.

Yours Sincerely

A handwritten signature in black ink, appearing to read 'Joel Shafashike', is placed on a light blue rectangular background.

Joel Shafashike  
For Ekwao Consulting

Prepared by me  
CONVEYANCER  
MOKHATU, LB



**DEED OF TRANSFER**

T 860 /2009

BE IT HEREBY MADE KNOWN:

THAT LINUS BUSANG MOKHATU

*Deputy*

appeared before me Registrar of Deeds at Windhoek, he the said Appearer being duly authorised thereto by a power of attorney granted to him by

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MUNICIPAL COUNCIL OF WALVIS BAY

dated the **16th** day of **FEBRUARY 2009** and signed at **WALVIS BAY**

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61.

K LF

and the said Appearer declared that his said Principal truly and legally sold on the **15 JULY 2008**

and that he in his capacity aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of

**SWAPO PARTY OF NAMIBIA**

Its Successors in Title, Administrators or Assigns

**CERTAIN** ERF NO. 6287 (A Portion of Erf No. 6283)  
KUISEBMOND

**SITUATE** IN THE MUNICIPALITY OF WALVIS BAY  
REGISTRATION DIVISION "F"  
**ERONGO REGION**

**MEASURING** 1,4565 (ONE COMMA FOUR FIVE SIX FIVE) Hectares

**FIRST** registered and still held by Certificate of Registered Title  
No. T7673/2002, with Diagram No. A147/2002 relating  
thereto;

**A. SUBJECT** to the following conditions imposed in terms of Town  
Planning Ordinance No. 18 of 1954 as amended, ,  
namely:

**IN FAVOUR OF THE LOCAL AUTHORITY**

1. The erf shall only be used or occupied only for purposes which are in accordance with, and the use or occupation of the Erf shall at all times be subject to, the provisions of the Walvis Bay Town Planning Scheme prepared and approved in terms of the Town Planning Ordinance, 1954 (Ordinance 18 of 1954).
2. The building value of the main building, excluding the outbuilding, to be erected on the erf shall be at least four times the current municipal valuation of the erf.

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**B. FURTHER SUBJECT TO THE FOLLOWING CONDITIONS IMPOSES FOR THE BENEFIT OF THE MUNICIPAL COUNCIL OF WALVIS BAY, NAMELY:**

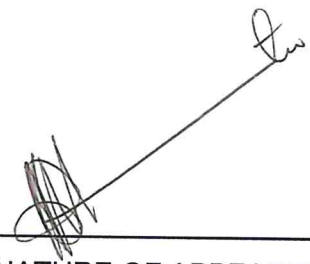
- (a) The erf shall only be used for such purposes as permitted in terms of the Walvis Bay Town Planning Scheme.
- (b) The erf shall be subject to the reservation by the Municipal Council of Walvis Bay of the right of access and use without compensation of the area, three metres parallel with any boundary for the construction and maintenance of municipal services in respect of water, sewerage, drainage, electricity and gas, which right includes the right to place on such erf temporarily any materials that may be excavated during such operations on the erf or any adjacent erf.
- (c) The minimum value of the main building, excluding the outbuilding, must be at least four times the current municipal valuation of the erf.
- (d) No unauthorised/informal structures (shebeens, bars and such illegal structures) or structures not approved in terms of the provisions of the Standard Building Regulations shall be allowed on the premises or any part thereof.



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WHEREFORE the Appearer renouncing all the right and title which the said **TRANSFEROR** heretobefore had to the premises, did, in consequence also acknowledge the said **TRANSFEROR** to be entirely dispossessed of, and disentitled to, the same; and that by virtue of these presents the said **TRANSFeree** Its Successors in Title, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however, reserving its rights, and finally acknowledging that the purchase price of the hereinmentioned property is the sum of **N\$109 237.50**.

SIGNED at WINDHOEK, on 09 MAR 2009 together with the appearer, and confirmed with my seal of office.

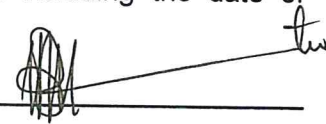
  
\_\_\_\_\_  
SIGNATURE OF APPEARER

In my presence  
  
\_\_\_\_\_  
REGISTRAR OF DEEDS  


Transfer Duty Receipt No. 103231314 issued by the Receiver of Revenue WINDHOEK on 19 NOVEMBER 2008 in the amount of N\$8 739.04.

(Checked) 1.......... 2..........

I, the undersigned LINUS BUSANG MOKHATU, Conveyancer hereby certify in terms of Section 78 of Act 23 of 1992 that all rates, leviable in respect of the immovable property in terms of this Act, and all the fees, charges and other moneys due to the local authority council in respect of any service, amenity or facility supplied to such property in terms of this Act, inclusive of any availability charge and minimum charge provided for in Section 30(1)(u) has been paid up to and including the date of registration hereof.

  
\_\_\_\_\_  
CONVEYANCER  
MOKHATU, LB