



Municipality of Walvis Bay

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The Chief Executive Officer
PowerCom (Pty) Ltd
P O Box 40799
Windhoek
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Date	9 September 2020

Attention: Patrick Britz

Dear Sir

Subject: Application to lease a portion of Erf 46 Narraville: PowerCom (Pty) Ltd

Ref. No.: 46 N

Previous correspondences in the above subject refers.

We have pleasure to inform you that approval has been granted for the lease of a Portion of erf 46 Narraville for a period of one (1) year, recommended as follows:

- “(a) That, prior to the signing of the 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.
- (b) That, for purposes of establishing a communication tower, a portion of erf 46 Narraville be leased to PowerCom (Pty) Ltd at a rental of N\$28,855.68 per annum plus N\$ 360.69 (15% VAT) per month, with an escalation of 12% per annum.
- (c) That a refundable, non-interest bearing, deposit equal to monthly rental be paid by the applicant on date of signing the lease agreement, to cover the last month rent if not paid or to cover the rehabilitation cost.
- (d) That the applicant 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.
- (e) That the applicant advertised for objections within 14 days after having received the letter of approval.
- (f) That the applicant complies at all times with the National safety Regulations as well as to all relevant requirements of Council’s Standard Building, Health, Fire and any other Municipal Regulations.



- (g) 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 storage facility covered by the Lease Agreement.
- (h) That the applicant, in conjunction with the Department of Roads & Building Control, have the required 100 m² of erf 46 Narraville surveyed at the applicants' costs and submit the surveyed map to Council.
- (i) That the design of the structure be subject to the final approval of the Aesthetics Committee and that it have the appearance of a "palm tree", to make its impact on the direct environment as little as possible.
- (j) That an additional two palm trees be planted by PowerCom (Pty) Ltd to complement the manmade one.
- (k) That the term of lease only be for one (1) year, to be extended only on application.
- (l) That, after the lease has been advertised, the applicant be granted three (3) months' time as from date of letter of notice, to enter into a Lease Agreement with the Municipality of Walvis Bay and to accept conditions for the payment of monthly rental.
- (m) 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.
- (n) That electrical requirements/services and/or any other information in this regard be taken up with Erongo RED.
- (o) That the applicant shall, prior to the erection of any structures on the site, obtain the approval from the General Manager: Roads and Building Control.
- (p) 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 for another year.
- (q) 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 18 September 2020 and again on Friday 25 September 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 and Sundays excluded) after the last date of the second publication.

[For example until Tuesday 6 October 2020.]

Interested persons are called upon to lodge any objections to such lease 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 Friday at 12:00 9 October 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.

If there are no objections, we will forward to you the Lease Agreement.

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 Ms M Matsuis at telephone 064 - 2013235 during office hours.

Yours faithfully



Jack Manale
Manager: Housing and Properties

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 Council of Walvis Bay intends to lease a Portion of erf 46 Narraville, measuring 100m², for one year to establish a communication tower to PowerCom (Pty) Ltd.

The rental will be N\$ 2 404.64 plus N\$ 360.69 (15% VAT) per month with 12% increase per annum.

Full particulars pertaining to the lease will lie for inspection by interested persons until * **Tuesday 6 October 2020** at room no. 45, Municipal Offices, Kuisebmond. For more information Ms M Matsuis can be contacted at telephone (064) 2013235 during office hours.

Written objections, duly motivated, to the intended transaction must be received by the undersigned before or at 12:00 on * **Friday 9 October 2020**.

P VAN NIEKERK
ACTING GENERAL MANAGER:
COMMUNITY & ECONOMIC DEVELOPMENT

Municipal Offices
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WALVIS BAY

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*EXAMPLE

