



Municipality of Walvis Bay

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The Chief Executive Officer
Rent-A-Drum
P O Box 30735
Pionierspark
Windhoek
NAMIBIA

Enquiries	Selma T Satchipia
Phone	+264 (0)64 201 3232
E-mail	ssatchipia@walvisbaycc.org.na
Date	28 May 2023

Dear Mr Louw

Subject: Application to purchase Erf 6253 Walvis Bay, Extension 19
Ref. No. PTN 196 & 6253 W

We are pleased to inform you that Council at its Ordinary Council Meeting, which was held on 09 May 2023 resolved under item 11.16, inter alia, as follows:

1. That erf 6253 Walvis Bay, Extension 11,790 m² in extent, be sold by private transaction to Rent-A-Drum (the applicant) at a purchase price of N\$30.00 (Thirty Namibian Dollars) per m².
2. That the Ministry of Urban and Rural Development be consulted on the proposed sale and its conditions in terms of Section 30 (t) read with section 63 (2) of the Local Authorities Amendment Act, 2018 (Act No.3 of 2018).
3. That the applicant, at its own cost, advertises the sale 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.
4. That after all approvals have been obtained, the agreement of sale be signed and a 10% deposit of the purchase price be paid on the date of sale, and the balance be paid within 120 days from the date of sale.
5. That the applicant shall commence with development within twenty-four (24) months from the date of transfer in the Deeds Office, and that such development be completed within thirty-six (36) months from such date of transfer; failing to comply would result in the undeveloped erf/erven to revert back to Council at the cost of the applicant.
6. That any outstanding electrical requirements/services and/or any other information in this regard, be taken up with Erongo RED and be provided by the applicant to their satisfaction.
7. That applicant attends to any outstanding Town Planning matters at its own cost.
8. That the applicant reimbursed Council for planning cost already incurred for the development of erf 6253 Walvis Bay, Extension 19.

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9. That the applicant contributes actual cost in the provision of any outstanding bulk services.
10. That the applicant contributes towards the road that leads to erf 6253 Walvis Bay.
11. That the applicant further contributes 10% of the purchase price towards landscaping and establishment of a green belt.
12. That the applicant, at own cost, do all and/or or any required ground works, provides all outstanding services and adheres to the guidelines/standard requirements for all services, i.e. water connection, water/sewerage/electrical reticulation, tarred roads and that such services be donated to Council, free of charge.
13. That the applicant be invited for informal discussions to present their development proposal to full Council.
14. 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 together 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 sold 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 02 June 2023 and again on Friday 09 June 2023.]

Full particulars pertaining to the sale 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 20 June 2023]

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 23 June 2023]

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 Mrs S Satchipia at telephone 064 - 2013294 during office hours.

Yours faithfully

A handwritten signature in black ink, appearing to read 'John Esterhuizen', followed by a stylized flourish or initial.

John Esterhuizen
Acting 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 Council of the Municipality of Walvis Bay intends to be sold by private transaction erf 6253 Walvis Bay to Renr- A – Drum.

<u>DESCRIPTION</u>	<u>AREA</u>	<u>PURCHASE PRICE</u>
Erf 6253 Walvis Bay	11,790 m ²	N\$353,700.00 Plus 15% VAT

Full particulars pertaining to the sale will lie for inspection by interested persons until ***Tuesday, 20 June 2023** at room 29, Municipal Offices, Kuisebmond. For more information Mrs S Satchipia can be contacted at telephone (064) 2013232 during office hours.

Written objections, duly motivated, to the intended transaction must be received by the undersigned before or at 12:00 ***Friday, 23 June 2023**.

A VICTOR
GENERAL MANAGER:
COMMUNITY & ECONOMIC DEVELOPMENT

Municipal Offices
Civic Centre
Nangolo Mbumba Drive
Private Bag 5017
WALVIS BAY

Fax: (064) 209714

*** EXAMPLE**