



OKAHAO TOWN COUNCIL

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OKAHAO
OMUSATI REGION

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Ref: 9/11
Enquiry: F. Kambonde

04 August 2022

PH Builders CC
PO Box 7494
Walvis Bay

Dear Mr. Hango

APPLICATION TO BUY PUBLIC OPEN SPACE NO. 1336, 884 AND 1535 FOR BUSINESS DEVELOPMENT IN OKAHAO TOWN

1. This letter makes reference to your applications made to Council requesting to purchase portions of various public open spaces for development purposes.
2. Your applications were discussed during the ordinary Council's meeting held on 27 July 2022 and was resolved under **Council Resolution No. CM 06/27/07/2022/07th ODCM 2022** as follows:
 - a. *That Council approved the development proposals and allocation of Erf number 1336 (15, 167 m²) for a Lodge, Erf number 884 (4,750 m²) for Supermarket & Retail Shop and Erf number 1535 (40,000 m²) for a Shopping Complex to PH Builder cc subject to following conditions:*
 - b. *That a Development Agreement will be prepared by the Council's Attorney and be signed between PH Builder cc and Council after the ministerial approval.*
 - c. *That the Development Agreement will amongst others spells out in detail the following terms and conditions:*
 - *Purchase price for all erven is N\$105.00 per square meter*
 - *Payment terms and period*
 - *Development period*
 - *Development standards on earthwork & storm water deviation*
 - *Servicing of the erven*
 - *Environmental Impact Assessment (EIA) and Clearance Certificates*
 - *Subdivision and Rezoning*
 - *Payment of Betterment and Endowment fees*
 - *Leasing period while development processes are being finalized*

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- *Termination Terms if applicant breach allocation conditions*

3. Council will prepare the agreement to be signed between the parties once this offer is accepted in writing. Kindly accept this offer within a period of 30 days.

4. Trusting you will find the above in order and should you require further clarification, please contact enquiry above.

Yours sincerely,



MR. JUNIAS JAKOB
CHIEF EXECUTIVE OFFICER

jj/ss/fk/08/2022

