



Republic of Namibia

Ministry of Urban and Rural Development

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Government Office Park
Luther Street

Private Bag 13289
Windhoek, Namibia

Our Ref.: 14/17/3/05
Your Ref.:

Mr Moses Matyayi
Chief Executive Officer
Otjiwarongo Municipality
Private Bag 2209
OTJIWARONGO

Dear Mr. Matjayi,

SUBJECT: REQUEST IN TERMS OF SECTION 30 (1) (T) OF THE LOCAL AUTHORITIES ACT 1992 (ACT NO. 23 OF 1992) AS AMENDED, TO LEASE IMMOVABLE PROPERTIES TO POWERCOM (PTY) LTD FOR THE INSTALATION OF THE INSTALATION OF TELECOMMUNICATION TOWERS

Your letter dated 02 September 2021 has reference,

Approval has been granted by the Minister to the Municipality of Otjiwarongo, in terms of the provision of Section 30(1) (t) read together with Section 63 of the Local Authorities Act, 1992 (Act No. 23 of 1992), as amended, for Council to proceed with the sale of immovable properties indicated in the table below, subject to the Council Resolution.

APPLICANT NAME	AREA	PURPOSE	LEASE AMOUNT PER MONTH (N\$)	PERIOD
Powercom (Pty) Ltd	1. Erf 691, Otjiwarongo Ext. 1 2. Erf 1514, Orwetoveni Ext. 2, 3. School Plot on Proposed DRC Ext.4	Installation of Telecommuni- cation Tower	4,500.00 (VAT Excluded) with an annual escalation of 10%	9 years and 11 Months

Yours Sincerely


NGHDINDUA DANIEL
EXECUTIVE DIRECTOR



10.5 LEASE OF VARIOUS PORTIONS OF LAND TO POWERCOM PTY LTD FOR THE CONSTRUCTION OF TELECOMMUNICATION TOWERS

20210497 – 18/18/1

RESOLVED by:

COUNCIL MEETING R E S O L U T I O N – C10.5/10/06/2021/5TH ODCM 2021:

1. To approve to lease to Powercom (PTY) Ltd. the following areas for the installation of telecommunication towers
 - 1.1 Erf 691, Otjiwarongo Extension 1
 - 1.2 Erf 1514, Orwetoveni Extension 2
 - 1.3 School Plot on Proposed DRC Extension 4
2. Approve the lease for a period of nine (9) years and eleven (11) months.
3. Approve to determine the lease amount at **N\$4,500.00** (VAT excluded) per month, per site.
4. Approve the escalation to be determined at 10% annually.
5. To approve that electricity is to be provided by CENORED with whom the applicant must engage directly, should there be a need.
6. Approve that security of the area to be at the applicant's cost.
7. Approve that Council places a duty on the applicant to comply with all relevant national laws and regulations before commencing to utilize the erven for the purpose applied for.
8. Approve that the usage of the leased portion will be according to Council conditions stipulated in the Lease Agreement.
9. Approve that the intention to lease will be advertised for objections by members of the public;
 - If valid objections are received, Council will forward Council's comments on the objections to the Ministry for their decision
 - If no valid objections are received, then approval will be sought from our line Ministry to proceed with the private treaty lease.
10. Approve that Council's offer will be valid for a period of six (6) months from date of Council resolution and shall be deemed revoked should the process not be finalized at the expiration date unless the applicant can show good cause for an extension of time.



MUNICIPALITY
OTJIWARONGO

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OTJIWARONGO
Namibia

Ref. No.: 20210497-18/18/1

Enquiries: Mr. E. Mwanyekange

9 November 2021

Ms. Alisa Amupolo
PowerCom (PTY) Ltd
PO Box 40799
WINDHOEK

Dear Ms. Amupolo

APPROVAL TO LEASE PORTIONS OF LAND TO ERECT THREE (3) COMMUNICATIONS TOWERS IN OTJIWARONGO.

The above-mentioned hereto refers.

We are pleased to inform you that final approval has been obtained from the Ministry of Urban and Rural Development in terms of Section 30 (1) f of the Local Authorities Act 1992 (Act No. 23 of 1992) as amended, as per the attached documentation, for the lease of portions of land to erect three (3) communications towers in Otjiwarongo to PowerCom (Pty) Ltd subject to the following conditions:

1. Lease to Powercom (PTY) Ltd the following areas for the installation of telecommunication towers:
 - 1.1 Erf 691, Otjiwarongo Extension 1
 - 1.2 Erf 1514, Orwetoveni Extension 2
 - 1.3 School Plot on Proposed DRC Extension 4
2. The lease is for a period of nine (9) years and eleven (11) months.
3. The lease amount is determined at **N\$4,500.00** (VAT excluded) per month, per site.
4. The annual escalation is determined at 10% annually.
5. Electricity is to be provided by CENORED with whom Powercom (PTY) Ltd must engage directly, should there be a need.
6. Security of the area to be at the Powercom (PTY) Ltd's cost.

7. Council places a duty on Powercom (PTY) Ltd to comply with all relevant national laws and regulations before commencing to utilize the erven for the purpose applied for.
8. The usage of the leased portion will be according to Council conditions stipulated in the Lease Agreement.

Attached hereto, if the lease agreement for your signature.

Yours faithfully



MOSES MATYAYI
CHIEF EXECUTIVE OFFICER
EM/ik
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OTJAWANONGO
secretary@otjmun.org.na



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OTJIWARONGO
Namibia

Ref. No.: 20210497 – 18/18/1

Enquiries: Mr. E. Mwanyekange

07 December 2022

Mr. Beatus Amadhila
Chief Executive Officer
PO Box 40799
WINDHOEK

Dear Mr. Amadhila

**REQUEST FOR SUPPORT TOWARDS THE COMMUNITY OF OTJIWARONGO THROUGH
POWERCOM'S CORPORATE SOCIAL RESPOSIBILITIES**

The Municipal Council of Otjiwarongo wholeheartedly acknowledge with appreciation, the working relationship with PowerCom (PTY) Ltd for the past two years. Primarily, Council welcome the initiative from PowerCom to have chosen the town of Otjiwarongo for the development of telecommunication towers with an idea to support and enhance telecommunication network within the Municipal areas of Jurisdiction of Otjiwarongo and beyond and appreciate your pledge to develop upgrading the Public Open Space at Erf 1157 Orwetoveni, Extension Number: 1, into a Recreational Park.

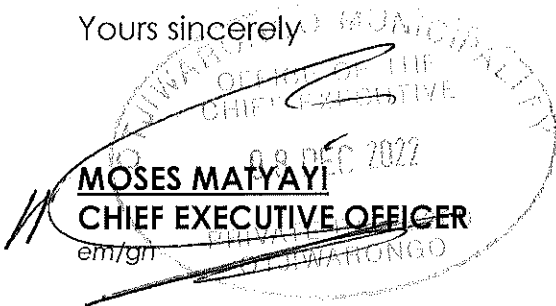
We also appreciate your Board of Directors and the Management with gratitude's for having visited the town of Otjiwarongo for familiarisation and fact finding visit during the month of August 2022. Through such an intervention, parties agree to enlist areas through which PowerCom (PTY) Ltd can support the community of Otjiwarongo as part of its Corporate Social Responsibility (CSR).

Thus, Council is pleased to introduce to you Otjiwarongo Multi-Purpose Health Centre (OMPHC) which is Council's social programme aimed to support vulnerable children and the OVC's from destitute families. The Centre provide school feeding programme, basic health care to the member's as well extra classes to some of its beneficiaries. To date the centre, support a total number of 182 beneficiaries. We have observed that these beneficiaries are affected by digital divide notwithstanding Global Digital Transformation. This affect their performance in computer classes as most cases they are unable to complete assignments and computer-based programmes.

It is for this reason that Council herewith; single out, the need for PowerCom (PTY) Ltd to establish an Information Communication Technology (ICT) innovation centre at the designated area Multi-Purpose Health Centre in Otjiwarongo for the purpose to support the beneficiaries as well as member of our Communities to access the use of ICT to enhance e-education and e-service, while closing the gap "digital divide" amongst members of our community. The building infrastructure is available for your inspections and appreciation to aid sound decision making.

Receive Sir, our appreciation and commitment in this endeavour and I thank you.

Yours sincerely



MOSES MATYAYI
CHIEF EXECUTIVE OFFICER
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OTJIWARONGO MUNICIPALITY
OFFICE OF THE CHIEF EXECUTIVE OFFICER
08 DEC 2022
OTJIWARONGO



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Enquiries: Mercutio B.T. Mowes

11 January 2023

Mr. Nerson Tjelos
Business Development Lead
Excel Dynamic Solutions (Pty) Ltd
Windhoek

Dear Mr. Tjelos,

RELOCATION OF PLAYGROUND IN ORWETOVENI TO CONSTRUCT TELECOMMUNICATION TOWER

1. This letter serves to inform Excel Dynamic Solutions (Pty) Ltd that PowerCom(Pty) Ltd will relocate the existing playground on Erf 1514 to Erf 1157 in Orwetoveni to proceed with the construction of the telecommunication tower on the existing erf (erf 1514).
2. The relocation of the tower was necessitated after consultations with the Otjiwarongo Municipality and the National Radiation Protection Authority who recommended for the tower or the playground to be relocated due to possible health concerns.
3. Please contact the **Site Acquisition Officer, Mr. Mercutio Mowes** at Tel: +264 61 201 2958 / Email: mercutio.mowes@powercom.na for any additional information or comments.

Please accept the assurances of my highest consideration.

Sincerely,

Mr. Beatus Amadhila
Chief Executive Officer