

Telephone: 707091/9
Telegram: "SECPRES"



ZIMBABWE

Reference:

OFFICE OF THE PRESIDENT
AND CABINET
Private Bag 7700
Causeway
Zimbabwe

Ref: LLRR/704

To: G DEMBA

DATE 06-Oct-04

14-144531P-P-14

HOUSE NO. 3484 CHIREDDI

Dear Sir/Madam

Re: OFFER OF LAND HOLDING UNDER THE LAND REFORM AND RESETTLEMENT PROGRAMME (MODEL A2)

1. The Minister of Special Affairs in the Office of the President and Cabinet Responsible for Lands, Land Reform and Resettlement has the pleasure to inform you that your application for land under Model A2 Scheme has been successful.
2. You are offered Subdivisor **6** of **MKWASINE ESTATE** in **CHIREDDI** District of **MASVINGO PROVINCE** for agricultural purposes. The farm is approximately **20.30** hectares in extent.
3. The offer is made in terms of the Agricultural Land Settlement Act [Chapter 20:01] whose provisions you are advised to acquaint yourself with. Conditions that go with the offer are attached.
4. You are requested to indicate on the attached form whether you accept this offer or not, within 30 days of receipt of this offer.
5. If you accept this offer, you are required to declare land that you may be owning or state land you may be leasing for agricultural purposes or whether you have been allocated agricultural land under any Government scheme.
6. A lease agreement will only be entered into once the Minister is satisfied that all conditions have been met.
7. *The Minister reserves the right to withdraw or change this offer if deemed necessary, or if you are found in breach of any of the set conditions. In the event of a withdrawal or change of this offer, no compensation arising from this offer shall be claimable or payable whatsoever.*

HON. J. L. Nkomo (MP)

**MINISTER FOR SPECIAL AFFAIRS IN THE OFFICE OF THE PRESIDENT AND
CABINET RESPONSIBLE FOR LANDS, LAND REFORM AND RESETTLEMENT**

CONDITIONS APPLYING TO THE OFFER OF LAND UNDER THE ZIMBABWE LAND REFORM AND RESETTLEMENT PROGRAMME (PHASE II, MODEL A2 SCHEME)

1. The offer is subject to the following conditions: -

- a) (i) that you take up personal and permanent residence on the holding upon your acceptance of this offer which should be communicated to this office within 30 days of receipt

OR

- (ii) You appoint a manager who shall personally and permanently take up residence on the holding within three months of your acceptance of this offer and
- b) That you undertake to initiate developments on the holding in accordance with the five year development plan you submitted with your application.
In the event of your plan not being specific to the farm that you are now offered, you shall be required to submit a new land use plan to this office for approval before it is implemented within one month of your acceptance of the offer
- c) (i) that you shall not cede, assign or make over any right or obligation or sublet or part with possession or grant any form of right of occupation in respect of this farm or part thereof without the prior written consent of the Minister; and
- (ii) That in the event of death of the Lessee, the rightful heir shall apply for succession
- (iii) That in the event of the Lessee not being able to continue farming operations because of physical or mental factors, he/she can apply for cession or surrender his rights to the Ministry of Lands, Agriculture and Rural Resettlement.
- d) That you comply with all the provisions of the Agricultural Land Settlement Act [Chapter 20:01] pertaining to the leasing of state land and, in addition, any special conditions which may be imposed by the Minister and
- e) That you shall comply with any laws requiring the grant of any servitudes over the holding should you be required to do so by the Minister.

2. You are further advised as follows:-

- a) The onus of notifying this office of any change of address shall lie with you and your failure to do so shall absolve this office from responsibility for misdirected correspondence;
- b) (i) when it is established that you have occupied and you are developing the offered land holding, an Agreement of Lease shall be prepared and forwarded to you for signature.
- (ii) The lease shall be up to 99 years (renewable).

c) Irrespective of the date of signature of the lease agreement, the commencement date shall be set back to cover the actual period of occupation and you will be responsible for payment of lease rentals and council rates from the date of your acceptance of this offer;

d) You shall be required to assume responsibility for any existing developments on the farm from the date of your acceptance of this offer.

3. The offer may also be cancelled or withdrawn for breach of any of the conditions set out above.

4. The Ministry reserves the right to cancel/withdraw this offer if it is established that you failed to disclose essential information when you completed your application or when you were interviewed such as the ownership or lease of other state lands or lands should you fail to dispose of same. In the event of such cancellation or withdrawal no compensation shall be paid for improvements effected on the land or for any disturbance whatsoever.