

ZIMBABWE



MINISTRY OF LANDS
AND AGRICULTURE
Ngungunyana Building
1, Borrowdale Road
Private Bag 7701
Causeway
Harare

Reference:

Date: 09-08-99

Ref: 12/822

Mr. and Mrs. Kenneth Zhen
P.O. Box M 50
Harare

Dear Sir,

OFFER OF STATE LAND HOLDING

1. We refer to your application for one of the farms which were advertised by the Ministry in November 1998 and have the pleasure to inform you that the application has been successful.
2. You are offered *Battlefields 18* in the District of *Kadoma* at an annual rental to be advised. The farm is *1934 84* ha in extent.

3. This offer is made in terms of the Agricultural Land Settlement Act (Chapter 20:01) and you are requested to acquaint yourself with the provisions of the Act before signalling your acceptance.

4. The offer is subject to the following conditions :-
a) (i) that you undertake to take up personal and permanent residence on the holding within twelve months of your acceptance of this offer;

OR

(ii) you appoint a competent manager who shall personally and permanently take up residence on the holding within twelve months of your acceptance of this offer;
b. that you undertake to initiate developments on the holding within three months of your acceptance of this offer, the developments to be in accordance with the five year development plan which you submitted together with your application. In the event of your plan not being specific to the farm that you are now offered, a new plan should be worked out and submitted to this office before it is implemented;
c. 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;

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.

5. You are further advised as follows :-

- a) The onus of notifying this office of any change of address lies with you and failure to do so will absolve this Office from responsibility for misdirected correspondence.

- b) When it is established that you have occupied and you are developing the holding, an agreement of lease will be prepared and forwarded to you for signature. The lease will be for a probationary period of five years with provision for renewal. Thereafter, if you have complied with the terms and conditions of the lease and you have adhered as much as possible to the requirements of your development plan, you may apply for the renewal of the lease with option to purchase.

- c) Irrespective of the date of signature of the lease agreement, the commencement date will be set back to cover the 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 will be required to assume responsibility for any existing developments on the farm from the date of your acceptance of this offer.

- e) 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 another state land. If you did disclose such ownership or lease of another state land, the Ministry reserves the right to cancel/withdraw this offer if you do not dispose of same. The offer may also be cancelled or withdrawn for breach of any of the conditions set out above. In the event of such cancellation or withdrawal no compensation will be paid for improvements effected or for disturbance.

6. You are kindly requested to indicate in writing whether you accept this offer or not on or before 31-08-19

Yours faithfully,


Honourable K. M. Kangai M. P.
MINISTER OF LANDS AND AGRICULTURE
cc The Rural State Land Officer,
For your information.

P.O. Box 805, Kakamega