



OFFICIAL GAZETTE

EXTRAORDINARY

of South West Africa.

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BUITENGEWONE

OFFISIËLE KOERANT

van Suidwes-Afrika.

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General Notice.

(No. 70 of 1935.)

Applications will be received at the Lands Branch, Windhoek, for a period of eight weeks from the date of the first publication of this notice (i.e. expiring on the 18th December, 1935), and for such time thereafter as the holdings or any of them remain unallotted, for the undermentioned farms, to be disposed of on lease for a period of five (5) years, with the option of acquiring the land at any time during the currency of the lease, or at the expiration thereof, on terms of Conditional Purchase Lease extending over a period of thirty (30) years, under and subject to the provisions of the Land Settlement Consolidation and Amendment Proclamation, 1927, and any further amendments thereto and any regulations published thereunder.

The holdings will at first, however, be provisionally allotted for a probationary period of one year only, during which period the successful applicant will be called on to pay an amount by way of rental equivalent to the Land Tax assessable annually on the farm. If the Lands Branch is satisfied with the way in which the successful applicant has pursued his farming operations during the period of the provisional allotment the farm will be allotted to him under the Land Settlement Laws as above set out. The period after provisional allotment may be extended at the discretion of the Lands Branch.

Applicants are particularly requested to state how long they have been permanently resident in S.W. Africa.

N. J. WAGNER,
Senior Officer, Lands Branch.

Windhoek,
19th October, 1935.

Algemene Kennisgewing.

(No. 70 van 1935.)

Applikasies sal ontvang word deur die Afdeling van Lande, Windhoek, gedurende ag weke vanaf die datum van die eerste publikasie van hierdie kennisgewing (dus tot 18 Desember 1935) en solank daarna as die eiendomme of enige daarvan nie toegeken is nie, vir die hierondervermelde plase, wat uitgegee word onder huurkontrak vir 'n tydperk van vyf (5) jaar, met die reg om die grond te enige tyd gedurende die loop van die huurkontrak of by die verstryking daarvan te verkry, op grond van voorwaardelik koop-huurkontrak lopende oor 'n tydperk van dertig (30) jaar, ooreenkomstig van en onderworpe aan die bepalings van die Landnedersettings Gekonsolideerde en Wysigings Proklamasie 1927, en enige verder wysigings daarvan en regulasies daaronder gepubliseer.

Die plase sal eers voorwaardelik toegeken word vir 'n proeftydperk van slegs een jaar gedurende welke tydperk huurgeld gelykstaande aan die jaarlikse Grondbelasting op die plaas sal ingevorder word. As die Lande Afdeling tevrede is met die wyse waarop die geslaagde applikant sy boerdery voortgeset het gedurende die tydperk van die voorwaardelike toekenning sal die plaas aan hom toegeken word onder die Landnedersettingswet soos hierbo aangehaal. Die tydperk van die voorwaardelike toekenning mag verleng word as die Landeafdeling dit goedvind.

Applikant word in besonder gevra om te meld hoe lank hulle permanent in Suidwes-Afrika woonagtig is.

N. J. WAGNER,
Hoofampenaar: Afdeling van Lande.

Windhoek,
19 Oktober 1935.

Holding No.	FARMS FOR DISPOSAL. Registered Name and Number.	Area Hectares	Purchase Price	Rental during lease period of 5 years. — 1st year nil.		If option of conditional purchase be exercised, Half-yearly instalment, which includes Capital and Interest at 4 p. cent spread over 30 years.
				2nd & 3rd years 2 per cent per annum. — Half- yearly Rental:—	4th & 5th years 3½ per cent per annum. — Half- yearly Rental:—	
Volg No.	PLASE BESIKBAAR. Geregistreeerde Naam en Nommer.	Grootte Hektaars	Koopprys	Huurprys gedurende Huurter- myn van 5 jaar. Iste jaar niks.		As opsie van voorwaar- delike aankoop uit- geefen word, Halfjaar- likse Paaielemente waar- by inbegrepe. Kapitaal en Rente teen 4 per sent oor dertig jare.
			£	£ s d	£ s d	£ s d
Gibeon District-Distrik						
1	Jackalsdraai No. 228	8614	1468	14 13 7	25 13 10	42 4 8
Gobabis District-Distrik						
2	Elandsdraai No. 280	4929	844	8 8 10	14 15 5	24 5 7
3	Grauwater No. 296	5571	1581	15 16 2	27 13 4	45 9 8
4	Arems No. 320	5185	1632	16 6 5	28 11 3	46 19 0
5	Plaas No. 339	4233	783	7 16 7	13 14 1	22 10 6
6	Libyan No. 341	7268	869	8 13 10	15 4 2	25 0 0
7	Tokat No. 343	6933	1059	10 11 10	18 10 8	30 9 4
8	Goab No. 363	9045	472	4 14 5	8 5 2	13 11 7

Grootfontein District-Distrik

9	Friedenshof II No. 187	2884	974	9 14 10	17 0 11	28 0 5
10	Klingenberg No. 274	4866	524	5 4 10	9 3 5	15 1 6
11	Aregoa's No. 282	2636	473	4 14 7	8 5 7	13 12 2
12	Oorbluf Nos. 310 & 311	7424	726	7 5 2	12 14 1	20 17 9

Keetmanshoop District-Distrik

13	Holoogberg No. 107	12121	1062	10 12 5	18 11 9	30 11 0
14	Barbarossa No. 188	12811	1477	14 15 5	25 17 0	42 9 10

Karibib District-Distrik

15	Dobbelsberg No. 99	9846	1994	19 18 10	34 17 11	57 7 3
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Okahandja District-Distrik

16	Morogoro No. 150	5081	1432	14 6 5	25 1 2	41 3 11
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Warmbad District-Distrik

17	Grunau S.O. No. 17	14558	1388	13 17 7	24 5 10	39 18 7
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1 hectare = $1\frac{1}{10}$ morgen approx.

1 Hektaar = omtrent $1\frac{1}{10}$ morg.

The Administration reserves the right at any time to withdraw any holding offered for disposal by this notice. Any previous notices advertising these holdings are hereby withdrawn.

Unless otherwise stated in the above-mentioned figures the areas of the holdings enumerated are approximate only and consequently the purchase price, rentals and the instalments of purchase price are liable to alteration when the exact areas and survey fees are known.

N.B. Successful applicants are required to occupy personally the holdings allotted to them within six weeks of the date of the allotment letter, unless otherwise notified.

Particulars of Holdings:—

1. Situate 70 miles from Gibeon station. Suitable for all classes of stock, principally sheep. There are two boreholes yielding resp. 38,000 and 20,000 gls. water per diem, 2 windmills, reservoir and dip, buildings and kraals, cost of which is included in the purchase price.

2. Situate 10 miles from Gobabis. Suitable for sheep and cattle. There is a borehole yielding 57,600 gls. per diem, cost of which is included in the purchase price.

3. Situate 60 miles from Gobabis. Suitable for large and small stock. There is a dwelling house and other buildings, wells, borehole yielding 57,600 gls. per diem, reservoir, cooler, camps, dam, etc., costs of which have been included in the purchase price.

4. Situate 90 miles east of Mariental. Suitable for small stock chiefly. There is a house, reservoir, camps, dip, borehole yielding 43,200 gls. per diem, cost of which is included in the purchase price.

5. Situate 40 miles from Witvlei. Suitable for large and small stock. There is a borehole yielding 21,000 gls. per diem, cost of which is included in the purchase price.

6. Situate 45 miles from Witvlei. Suitable for large and small stock. There is a borehole yielding 72,000 gls. per diem, cost of which is included in the purchase price.

7. Situate 55 miles from Gobabis. Suitable for large and small stock. There is a borehole yielding 64,000 gls. per diem, a windmill and reservoir, cost of which is included in the purchase price.

8. Situate 70 miles from Gobabis. Suitable for large and small stock. There is a large pan on the farm in which water should be easily found by sinking wells.

9. Situate 21 miles from Grootfontein. Suitable for large and small stock and crops in good seasons. There are two boreholes yielding 4320 and 28,800 gls. per diem respectively, cost of which is included in the purchase price.

Die Administrasie hou die reg voor te eniger tyd enige van die hoewes in hierdie kennisgewing geadverteer terug te trek. Enige vorige kennisgewing wat hierdie hoewes adverteer, word hiermee teruggetrek.

Mits anders aangegee in bogenoemde syfers, is die oppervlakte van die aangegewe hoewes by benadering bereken en dientengevolge sal die koopprys, huurgelde en paalemente van die koopprys, blootstaan aan verandering wanneer die juiste oppervlakte en opmetingskoste bekend is.

N.B. Suksesvolle applikante word verwag om die hoewes aan hulle toegeken persoonlik te okkupeer binne ses weke vanaf datum van toekenningsbrief, tensy andersins in kennis gestel.

Besonderhede van Hoewes:—

1. Geleë 70 myl van Gibeon stasie. Geskik vir alle veesoorte hoofsaaklik skape. Daar is twee boorgate met 'n watervoorraad van 38,000 en 20,000 gls. per dag, 2 windpompe, reservoir en dip, geboue en krale, koste waarvan by die koopprys ingesluit is.

2. Geleë 10 myl van Gobabis. Geskik vir skape en beeste. Daar is 'n boorgat wat 57,600 gls. water per dag lewer; die koste is by die koopprys ingesluit.

3. Geleë 60 myl van Gobabis. Geskik vir groot en kleinvee. Daar is 'n woonhuis en ander geboue, butte, boorgat met 'n watervoorraad van 57,600 gls. per dag, reservoir, koeler, kampe, dam, ens., koste waarvan by die koopprys ingesluit is.

4. Geleë 90 myl Oos van Mariental. Geskik vir kleinvee. Daar is 'n huis, reservoir, kampe, dip, boorgat met 43,200 gls. water per dag, koste waarvan by die koopprys inbegrepe is.

5. Geleë 40 myl van Witvlei. Geskik vir groot en kleinvee. Daar is 'n boorgat met 21,000 gls. water per dag, koste waarvan by die koopprys inbegrepe is.

6. Geleë 45 myl van Witvlei. Geskik vir groot en kleinvee. Daar is 'n boorgat met 72,000 gls. water per dag, koste waarvan by die koopprys ingesluit is.

7. Geleë 55 myl van Gobabis. Geskik vir groot en kleinvee. Daar is 'n boorgat wat 64,000 gls. water per dag lewer, windpomp, reservoir, koste waarvan by die koopprys ingesluit is.

8. Geleë 70 myl van Gobabis. Geskik vir groot en kleinvee. Daar is 'n groot pan op die plaas waarin water besmoontlik deur middel van putte kan gevind word.

9. Geleë 21 myl van Grootfontein. Geskik vir groot en kleinvee en saaiery in goeie reentye. Daar is twee boorgate met 4320 en 28,800 gls. water per dag, koste waarvan by die koopprys ingesluit is.

10. Situate 55 miles from Grootfontein. Suitable for large and small stock and crops in good seasons. There is a borehole yielding 17,000 gls. per diem, cost of which is included in the purchase price.

11. Situate 40 miles from Grootfontein. Suitable for large and small stock and crops in good seasons. There is a borehole yielding 8400 gls. per diem, cost of which is included in the purchase price.

12. Situate 55 miles from Tsumeb. Suitable for large and small stock. There is a borehole yielding 43,200 gls. per diem, cost of which is included in the purchase price.

13. Situate 10 miles from Holog siding. Suitable for small stock. There is a borehole yielding 12,000 gls. water per diem, cost of which is included in the purchase price.

14. Situate 45 miles East of Tses siding. Suitable for small stock. The improvements consist of a house — 4 rooms reservoir, well, windmill, cost of which is included in the purchase price.

15. Situate 16 miles from Karibib. Suitable for large and small stock. The improvements consist of a dwelling house, camps, sheeppip, reservoirs, 2 boreholes, 2 windmills, cost of which is included in the purchase price.

16. Situate 55 miles east of Okahandja. Suitable for large stock. The improvements consist of a dwelling house, windmill and borehole with a good supply of water, reservoir, outbuildings, camp, kraals, etc., cost of which is included in the purchase price.

17. Situate 45 miles from Kalkfontein. Suitable for small stock chiefly. There is a borehole yielding 20,000 gls. per diem, cost of which is included in the purchase price. Certain windmill, reservoir and camp have been erected by a temporary lessee who has permission to remove them.

In view of the large number of applications which may be received for some of the farms in this notice, applicants are advised, in their own interests, to submit alternative applications giving the order of preference.

Should their first selections not be allotted to them, consideration will then be given to the alternative applications in order of preference.

The ownership of land in South West Africa does not include the ownership in minerals and precious stones in, on or under such land. All the above farms are open to prospecting and pegging by any person duly authorised thereto in accordance with the provisions of the Imperial Mining Ordinance 1906, as amended by Proclamation No. 24 of 1919. The holder of a prospecting licence over any of the above farms is entitled to grazing and water for stock required in connection with his prospecting operations, as also wood, in so far as it is available without materially interfering with the working of the farm (Section 12 of above Ordinance) and subject to payment of compensation as provided in the Mining Law.

General Conditions—

The successful applicants shall, on the allotments being made to them, assume full liability for the payment of all amounts which may be payable for fencing erected on the holdings. The successful applicants for any of the holdings on which the boundaries or part thereof are fenced, shall accept liability under any law relating to fencing in South West Africa, for any amounts which may be claimed by adjoining owners in terms of the said law.

A clause will be inserted in the leases which it is proposed to issue in respect of holdings on which boreholes may be sunk before or after allotment thereof, giving the Government access to and the right to take water from the boreholes for drilling purposes for a period of five years from the dates of the leases.

It will be a condition of lease that the successful applicant for any of the above holdings on which boreholes exist or may be sunk previous to allotment will be held responsible as from the date of allotment or of completion of the work for the proper care and maintenance of the borehole or boreholes on his holding, and shall be liable for any damage caused thereto. He must, therefore, on no account raise water without proper pumping machinery.

The Administration does not undertake to grant any advances to successful applicants for the purchase of stock, etc., or for the erection of permanent improvements.

10. Geleë 55 myl van Grootfontein. Geskik vir groot en kleinvee en saaiery in goeie reentye. Daar is 'n boorgat met 17,000 gls. water per dag, koste waarvan by die koopprys ingesluit is.

11. Geleë 40 myl van Grootfontein. Geskik vir groot en kleinvee en saaiery in goeie reentye. Daar is 'n boorgat met 8400 gls. water per dag, koste waarvan by die koopprys ingesluit is.

12. Geleë 55 myl van Tsumeb. Geskik vir groot en kleinvee. Daar is 'n boorgat met 43,200 gls. water per dag, koste waarvan by die koopprys ingesluit is.

13. Geleë 10 myl van Holog sylyn. Geskik vir kleinvee. Daar is 'n boorgat met 12,000 gls. water per dag, koste waarvan by die koopprys ingesluit is.

14. Geleë 45 myl Oos van Tses sylyn. Geskik vir kleinvee. Die verbeterings bestaan uit 'n huis van 4 vertrekke, reservoir, windpomp, koste waarvan by die koopprys ingesluit is.

15. Geleë 16 myl van Karibib. Geskik vir groot en kleinvee. Die verbeterings bestaan uit 'n woonhuis, kampe, skaapdip, reservoirs, 2 boorgate, 2 windpompe, koste waarvan by die koopprys ingesluit is.

16. Geleë 55 myl Oos van Okahandja. Geskik vir groot vee. Die verbeterings bestaan uit 'n woonhuis, windpomp en boorgat met 'n goeie watervoorraad, reservoir, buitegeboue, kamp, krale, ens., koste waarvan by die koopprys ingesluit is.

17. Geleë 45 myl van Kalkfontein. Geskik vir kleinvee hoofsaaklik. Daar is 'n boorgat met 20,000 gls. water per dag, koste waarvan by die koopprys ingesluit is. Sekere windpomp, reservoir en kamp is deur 'n tydelike huurder opgerig wat die reg het hulle te verwyder.

Aangesien daar moontlik 'n groot aantal aplikasies ontvang mag word vir sommige van die plase in hierdie kennisgewing, word aplikante aangeraai, in hulle eie belang, om vir meer as een plaas aplikasie te maak, en die orde van voorkeur aan te gee.

Indien hulle eerste keuse nie aan hulle toegeken word nie, sal hulle aplikasies vir die ander keuse in orde van voorkeur dan in ooreweging geneem word.

Die besitreg van grond in Suidwes-Afrika sluit nie die besitreg van minerale en edelgesteentes, op of onder sulke grond in nie. Al die bogenoemde plase is oop vir prospektering en afpenning deur enige persoon behoorlik daartoe gemagtig ooreenkomstig die bepalinge van die Imperiale Myn Ordonnansie 1906, soos gewysig deur Proklamasie No. 24 van 1919.

Persone wat 'n prospekter-lisensie het vir enige van die bogenoemde plase, het ook aanspraak op weiding en water vir die vee nodig in verband met die prospektering as ook hout, in sover dit beskikbaar is sonder die werk op die plaas groteliks te verstoer, (kyk Artikel 12 van bogenoemde Ordonnansie), en onderhewig aan betaling van skadevergoeding soos bepaal in die Myn Wet.

Algemene Voorwaardes:—

Die geslaagde aplikante moet, sodra toekennings aan hulle gemaak word volle verantwoordelikheid aanneem vir die betaling van alle bedrae wat mag betaalbaar wees vir omheining op die hoewes opgerig. Geslaagde aplikante vir enige van die hoewe, waarvan die grenslyne of gedeelte daarvan omhein is, sal verantwoordelik wees ooreenkomstig enige Omheiningswet in Suidwes-Afrika, vir enige bedrae wat deur die eienaars van aangrensende eiendomme, kragtens die wet, geëis mag word.

In die huurkontrak wat uitgegee sal word ten aansien van die hoewe waarop boorgate voor of na toekenning daarvan, gesink mag word sal 'n klousule gevoeg word wat die Administrasie toegang verleen tot, en die reg gee om water uit die boorgate vir boordoeleindes te neem gedurende 'n termyn van vyf jare vanaf die datums van die huurkontrakte.

En voorwaarde van die huurkontrak sal wees dat die suksesvolle aplikant vir enige van die bogenoemde hoewes, waarop boorgate bestaan of wat voor of na toekenning mag gesink wees, vanaf die datum van toekenning of van voltooiing van die werk, verantwoordelik sal gehou word vir die behoorlike oppas en onderhoud van die boorgat, of boorgate, op sy hoewe en aanspreeklik sal wees vir enige skade daaraan veroorsaak. Hy moet derhalwe in geen geval sonder behoorlike pompmasjienerie daaruit water neem nie.

Die Administrasie onderneem geensins om voorskotte toe te staan aan geslaagde aplikante vir die aankoop van vee, ens., of vir die oprigting van permanente verbeterings.

Issue of Government Grant:—

Administration Grants of holdings may, in special cases, with the approval of the Administrator, be issued before the expiry of a period of ten (10) years from the date of allotment. When a lessee after five years tenancy can satisfy the Land Board that the value of his holding with permanent and substantial improvements exceeds by one fourth (but not in any case by less than £400) the total indebtedness of the lessee to the Administration, the Administrator may issue a Government Grant and accept a mortgage bond for the total amount of the then remaining indebtedness.

General Remarks:—

The lease to be issued will contain conditions relative to residence, improvements, fencing, outspans, roads, and such other conditions as are usually inserted in agricultural leases granted under the Land Settlement Consolidation and Amendment Proclamation, 1927.

The following special clauses will be inserted in the leases which it is proposed to issue and in the Government grant to be issued later:—

- (a) Giving the Administration the right to resume the whole or a portion of any holding, required for public purposes or outspan purposes, on payment of compensation therefor;
- (b) stipulating that roads and thoroughfares, whether they are described in the diagram or not, existing on the land shall remain free and uninterrupted, and requiring the lessee of any holding to grant to any adjacent or neighbouring proprietor a way or road of necessity to or from the land of such adjacent or neighbouring proprietor.

The rent paid during the lease period of five years is not deducted from the purchase price in the event of the option to purchase being exercised.

The Lands Branch has made every effort to render as accurate as possible the information given in this notice, but will not be responsible for any inaccuracies should such exist.

Applicants are recommended in their own interests, personally to inspect farms before formally applying therefor. No railway or transport concessions are given by the Government in connection with the inspection of holdings.

After the expiry date of this notice intending applicants should ascertain from the Lands Branch which holdings are still available before proceeding to inspect any of them.

Occupation can be granted immediately on allotment, unless other provision be made in the letter of allotment.

All applications must be submitted on the prescribed form, which can be obtained from the magistrates of the districts in which the farms are situated or from the Senior Officer, Lands Branch, Windhoek.

The Branch has a staff dealing specially with applications and inquiries for land, and prospective settlers desirous of obtaining information with regard to land settlement in South West Africa are advised to apply for such information direct to the Senior Officer, Lands Branch, Windhoek.

Uitreiking van Goewerments-Grondbriewe:—

Goewerments-Grondbriewe van hoewe kan in spesiale gevalle, met toestemming van die Administrateur, uitgegee word voor afloop van 'n termyn van 10 jaar na die datum van toekenning. Na 'n huurder 'n hoewe vir 5 jaar gehuur het en die Landraad kan oortuig dat die waarde van sy hoewe en blywende verbeterings van deeglike aard meer as een-vierde van die totale skuld van die huurder aan die Administrasie beera (maar in geen geval minder as £400), sal die Administrateur in staat wees om 'n Goewerments-Grondbrief uit te reik, en 'n verband te neem vir die totale bedrag van die skuld wat nog oorbly.

Algemene Opmerkinge:—

Die huurkontrak wat uitgegee word sal voorwaardes bevat met betrekking tot die okkupasie, verbeterings, omheining, uitspannings, paaie en sulke ander voorwaardes wat gewoonlik gestel word in landbou-huurkontrakte uitgereik onder die Landnederstelling Gekonsolideerde en Wysigings-Proklamasie 1927.

In die voorgestelde huurkontrak en die daaropvolgende Goewerments-Grondbrief sal spesiale voorsienings gemaak word waardeur:

- (a) die Administrasie die reg sal hê om, teen betaling van skadevergoeding, enige hoewe, of enige gedeelte daarvan vir publieke doeleindes of 'n uitspanning terug te neem;
- (b) bestaande paaie en deurgange, op die kaart aangegee of nie, vry en onbelemmerd sal bly, en die huurder van enige hoewe noodsaaklike paaie na en van die grond van aangrensende of naburige eienaars sal toelaat.

Ingeval gebruik van die opsie van aankoop gemaak word, sal die huurgeld wat gedurende die tydperk van die huurkontrak van vyf jaar betaal is nie van die koopprys afgetrek word nie.

Die Afdeling van Lande het alle pogings gemaak om die informasie, in hierdie kennisgewing bevat, so juis as moontlik te gee, maar sal nie verantwoordelik wees vir enige onjuistheid wat mag voorkom nie.

Applikante word in hulle eie belang aangeraai om plase persoonlik te inspekteer, voordat hulle formele applikasie daarvoor indien. Geen spoorweg of ander transportkonsessies word deur die Administrasie in verband met die inspeksie van hoewes verleen nie.

Na die datum, waarop hierdie kennisgewing verstryk is, behoort applikante eers van die Afdeling van Lande te verneem watter hoewe nog beskikbaar is voordat hulle een daarvan inspekteer.

Onmiddellik na toekenning kan okkupasie toegestaan word, tensy in die brief van toekenning anders bepaal word.

Alle applikasies moet ingedien word op die voorgeskrewe vorm, wat van die magistrate van die distrikte waarin die plase geleë is, of van die Afdeling van Lande, Windhoek, verkrygbaar is.

Die Afdeling van Lande het 'n staf wat spesiaal applikasies en navrae betreffende grond handel en aanstaande setlaars, wat met betrekking tot landnederstelling in Suidwes-Afrika informasie verlang, word aangeraai om die gewenste inligting van die Afdeling van Lande, Windhoek, te kry.