



LÜDERITZ TOWN COUNCIL
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LÜDERITZ

Tel: +09264 63 207800
Ref: Fuel & Lubricant Depot
Enquiries: Mr. T. Shipepe

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31 July 2023

Mr. Jaun-Mare Delpont
Operation Manager
Bachamus Oil & Supplies
P.O. Box 2788
Walvisbay
Email: info@bachamus.com.na
Tel: 064 205 812

Dear Mr. Delpont,

RE: LAND TO ESTABLISH A FUEL & LUBRICANT DEPOT

The afore-mentioned subject bears reference.

The Lüderitz Town Council at its Ordinary Council's meeting held on the 18 July 2023, resolved by means of a Council's Resolution **No.: C61/18/07/2023** as follows:

- a) *Council approves the sale of Erf 1876, Benguela-Extension 3 which measures 6550 m² to Bachmus Oil & Fuel Supplies at a rate of N\$ 170/m² which translate into a total sale price of N\$ 1 113 500.00 subject to Ministerial approval;*
- b) *Council approves the lease of Erf 1876 Benguela Extension 3 which measures 6550 m² to Bachmus Oil & Fuel Supplies for 11 months at a total leasing price of N\$ 33 405 per month, which the total will constitute as the 33.3 % deposit that would have been payable at the signing of the Deed of Sale;*
- c) *Council approves that the rest of the outstanding amount, N\$ 746 045.00, to be paid over a period of four (4) years and one (1) month at 12% interest rate;*
- d) *The Lease Agreement be entered into by the two Parties, to enable the environmental and construction work to commence while Ministerial approval for the sale is being sought by Council;*
- e) *Council approves the construction of permanent structures during the lease period subject to approval of building plans at the Applicant's own risk;*
- f) *No sub-leasing be allowed by the Applicant during the lease period;*
- g) *A non-refundable amount equal to the quotation amount for advertising be payable by Bachmus Oil & Fuel Supplies (for advertisement for any possible objection to the sale);*

- h) Council approves for Bachmus Oil & Fuel Suppliesto be responsible for all the environmental planning cost, storm water management cost, service connection and upgrading cost pertaining to Erf 1876 Benguela Extension 3;
- i) Council grants approval for Administration to place notices of Council's intention to sell Erf 1876 Benguela Extension 3 in two newspapers for objections purposes in terms of Section 63 (2) of the Local Authorities Act, Act 23 of 1992, as amended;
- j) Applicant be informed that building plans be submitted to Technical Department for evaluation and approval before commencements of any building activities;
- k) The Transfer cost and any other legal fees be for the account of Bachmus Oil & Fuel Supplies;
- l) A minimum building clause of four times the valuation of the Erf be placed on the main building excluding the outbuilding.
- m) The Erf shall only be used for purposes which are in accordance with and subject to the provision of the Lüderitz Zoning Scheme as amended.
- n) The Purchaser will be responsible for payment of assessment rates and minimum service charges from date of signature of the Deed of Sale.

Your good institution has fourteen (14) working days to confirm the acceptance of the Council's offer hence failure to respond within the prescribe days, will deem the offer automatically being reverted back to Lüderitz Town Council.

I hope it's in order.

Yours sincerely,



Mr. Otto K. Shipanga
Acting Chief Executive Officer
Lüderitz Town Council

Cc: All HODs
All Hon. Councillors
Ms. Helena Thomas- Town Planning Officer
Mr. Jonas Mahalelo- Control Officer: Properties
Mr. Elwin !Gaoseb- PRO

