



# Arandis Town Council

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Enquiries: Ms. E. Guriras

19 November 2021

**TOLEFI France**  
**Green Charcoal Namibia Pty Ltd**  
**P. O. Box 23579**  
**Windhoek**

Dear Mr. Cedric Schmidt,

## ALLOCATION OF PORTION 13 OF ARANDIS TOWNLANDS 170

Reference is made to your application for Portion 13 of Arandis Townlands 170 as referred to above.

I am pleased to inform you that the Arandis Town Council in its meeting held on 11 November 2021, under Council Resolution No: **SCM4.1/11/11/2021/3<sup>rd</sup> SCM 2021**, allocated Portion 13 of Arandis Townlands 170 to Tolefi France SA. Details of allocation are reflected **hereunder**:

Erf No.	Size (m <sup>2</sup> )	Price per m <sup>2</sup> (N\$/m <sup>2</sup> )	Purchase Price
Portion 13/170	49,174 sqm	N\$ 80.00/m <sup>2</sup>	N\$ 4,524 008.00 Including VAT

This approval is subject to the following **conditions**:

- That a quotation be obtained for the construction of the road to explain the discount offered for the purchasing of the land and that the quotation be presented to the Council prior to the confirmation of the minutes.
- That Tolefi France takes full responsibility for planning and construction of the access road to their premises provided that the Council appoints a consultant for the design, construction and supervision of the road and the cost be carried by Tolefi France.
- That a mortgage bond be registered against the title deed over a period of 72 months at a rate of 8.5% of which the monthly payment is calculated in accordance with Finstel Accounting System and confirmed to be N\$ N\$55 524.37.

All official correspondence must be addressed to **THE CHIEF EXECUTIVE OFFICER**

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- That a deposit of 30% of N\$4, 524, 008.00 which constitutes the amount of N\$1, 357 202.40 of the purchase amount be paid on the date of signature of the sales agreement.
- That Council approves a lease amount of N\$24,587.00 for the interim period until the sale is approved and the monthly lease be back dated to the date the temporary lease commenced.
- That Tolefi France under its Corporate Social Responsibility function commit after the commencement of production the establishment of two recreational parks to the value of N\$ 110,000.00 each over 2 years.
- That the client does an Environmental Impact Assessment and obtain an Environmental Clearance Certificate.
- That Tolefi France commits to the safety and health of the employees in the workplace.
- That with regards to employment, Tolefi France gives preference to the residents of Arandis and that the minimum wage as per the Labour Act be adhered to.
- That the applicant confirms acceptance within fourteen days.
- That the conditions of the Property Policy, in terms of deposits, payments and all related statutory procedures as outlined in the Local Authorities Act, Act 23 of 1992, as amended be adhered to.
- That all other Statutory Procedures be adhered to.

Yours Sincerely,



**Stanley Norris (Mr.)**  
**CHIEF EXECUTIVE OFFICER**

