



LÜDERITZ TOWN COUNCIL
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Ref: Public Open Space – Erf 913, Lüderitz
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18 October 2024

Ms. Fabienne Looser & Mr. Tobias Ballon
Sunsha Investment cc
Erf 808, Shark Island
Tel: +264 81 855 4613

Dear Ms Looser & Mr. Ballon

**RE: APPLICATION TO PURCHASE A PORTION OF PUBLIC OPEN SPACE (ERF 913)-
SUNSHA INVESTMENT**

The aforementioned subject bears reference.

The Council at its Ordinary Council meeting held on the 11 July 2024, resolved by means of a Council's Resolution **No.: C49/11/07/2024** as follows:

- a) Council grants approval for the sale of portion of Erf 931 Lüderitz which measures 203 m² to Sunsha Investment CC at a rate of N\$ 120 .00 /m² which translate into a total selling price of N\$ 24, 360.00 as is, subject to Ministerial approval.
- b) The purchase be payable in cash within forty-eight (48) hours from date of sale, or Bank guarantee basis payable within 180 days from the date of sale or Bank or Financial Institution guarantee, payable against registration of transfer or a deposit of 33.3% payable at the signing of a Deed of Sale and the rest of the outstanding amount to be paid over a period of 5 years at 12% interest rate.
- c) Council approves for Sunsha Investment CC to be responsible for all the Town planning cost(consolidation), Environmental planning cost, storm water management cost, service connection, extension and upgrading cost to any of the properties sold to him.
- d) A non-refundable amount equal of N\$790.00 is payable for (For advertainment for any possible objection to the sale).
- e) Notices be placed in two newspapers for any objections.
- f) Building plans to be submitted and approved by the Technical Department before commencements of activities.
- g) Transfer and any other legal cost will be for the account of the applicant.
- h) A minimum building clause of four times the valuation of the erf be placed on the main building excluding the outbuilding.
- i) 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.

All official correspondence must be addressed to the Chief Executive Officer

- j) The erf to revert back to Council after 2 years of sale if no building/ development has been erected.
- k) The Purchaser will be responsible for payment of assessment rates and minimum service charges from date of signature of the Deed of Sale.
- l) Sunsha Investment CC has a period of two normal working weeks to officially accept or reject Council's offer. Failure to response will deem the allocation cancelled without further notice.
- m) Erf reverts back to Council at the same purchase price after two years, if no development is made.

I hope the above is in order.

Yours sincerely,



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

Cc: All HODs
 Mr. Jonas Mahalelo- Control Officer: Properties
 Ms. Helena Thomas- Town Planning Officer
 Properties Division
 Mr. Elwin !Gaoseb- PRO
 Ms. Justine Louw- LECD Officer
 Mrs. Martha Blockstein- PA to the CEO

Luderitz Town Council
 Luderitz

2024 -10- 18

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