

PUBLIC NOTICE



IMPORTANT NOTICE:

UPDATED PROCEDURES FOR LAND APPLICATION, DEVELOPMENT, AND ACQUISITION IN SWAKOPMUND

Swakopmund's rapid growth has increased the demand for serviced land, driven by migration and informal settlement expansion. While many development proposals have been received, the volume of unsolicited applications has strained municipal resources, causing delays in planning and service delivery.

In response, and in line with Swakopmund's urban development and our commitment to fairness, transparency and efficient development, Council has adopted a structured approach to manage land allocation fairly and strategically. Going forward, **all land made available for sale or lease will be publicly advertised, allowing equal opportunity for all interested stakeholders.**

Council has therefore resolved not to accept unsolicited land applications going forward. All land intended for sale or lease will now be advertised publicly, as resolved below:

(a) That an advert be placed in the newspapers informing the public not to submit unsolicited applications for land since all land will be advertised.

(b) That Council approves the following transparent and easily implementable. process for the allocation of land for private developers in terms of section 7 of the Property Policy as follows:

(1) Council directs what type of development it plans in the different unplanned areas for a given period.

(ii) Council identifies land which it intends to reserve for itself to ensure that Council can make good on its mandate to control the development and sale of affordable land and housing.

(iii) Council identifies land in specific areas to make available for private developers.

(iv) The size of the portions to be awarded to developers be confirmed in each area.

(v) Council sets out the qualifying criteria (e.g. the relevant experience of the entity in similar developments, the skill and ability of the professional teams, the content of their proposal, the cost of the housing and the ability of the developer to raise the required finances) that developers need to meet in order to participate in any call for proposals.

(vi) Council confirms what form the application or proposal should take and the manner and method to be used to objectively assess and select successful candidates.

In addition, the Municipality is currently developing a Land Development Framework that would include a Development Manual, Town Planning procedures, and criteria for land sales to ensure sustainable and inclusive urban growth. This framework will also include investor incentives such as reduced prices or rates to attract investment.

What This Means for You:

The Municipality welcomes proposals for innovative commercial projects that align with Council's developmental and structural goals. The public is therefore urged not to apply to purchase land or make proposals for the development of residential land, unless in response to an official advertisement.

Swakopmund remains committed to facilitating access to serviced land, supporting responsible development, and creating a thriving environment for both residents and investors.

Issued by:
Swakopmund Municipality

