



MUNICIPALITY OF SWAKOPMUND

SALE ON FRIDAY, 19 NOVEMBER 2021 OF 59 SINGLE RESIDENTIAL ERVEN LOCATED IN EXTENSION 1, MATUTURA TO FIRST TIME PROPERTY OWNERS

Notice is hereby given in terms of Section 63 of the Local Authorities Act 23 of 1992, as amended that the Municipal Council of Swakopmund offers the following "single residential" zoned erven for sale by means of a closed bid to the second highest qualifying bidder:

3rd Sale – Friday, 19 November 2021:

#	Erf#	Size	Upset Price
1	428	565	169 500.00
2	429	508	152 400.00
3	430	412	123 600.00
4	431	412	123 600.00
5	432	413	123 900.00
6	433	414	124 200.00
7	435	415	124 500.00
8	436	415	124 500.00
9	437	416	124 800.00
10	438	417	125 100.00
11	439	417	125 100.00
12	440	418	125 400.00
13	441	418	125 400.00
14	443	420	126 000.00
15	444	420	126 000.00

#	Erf#	Size	Upset Price
16	445	421	126 300.00
17	446	421	126 300.00
18	447	479	143 700.00
19	448	478	143 400.00
20	450	400	120 000.00
21	451	400	120 000.00
22	452	400	120 000.00
23	453	400	120 000.00
24	454	400	120 000.00
25	455	400	120 000.00
26	456	400	120 000.00
27	458	400	120 000.00
28	459	400	120 000.00
29	460	400	120 000.00
30	461	400	120 000.00

#	Erf#	Size	Upset Price
31	462	400	120 000.00
32	463	400	120 000.00
33	464	400	120 000.00
34	466	473	141 900.00
35	467	474	142 200.00
36	469	425	127 500.00
37	470	425	127 500.00
38	471	426	127 800.00
39	472	427	128 100.00
40	474	745	223 500.00
41	475	646	193 800.00
42	476	400	120 000.00
43	477	400	120 000.00
44	478	400	120 000.00
45	479	400	120 000.00

#	Erf#	Size	Upset Price
46	480	400	120 000.00
47	481	400	120 000.00
48	482	601	180 300.00
49	483	421	126 300.00
50	484	395	118 500.00
51	485	395	118 500.00
52	486	395	118 500.00
53	487	395	118 500.00
54	488	395	118 500.00
55	490	395	118 500.00
56	491	491	147 300.00
57	496	400	120 000.00
58	497	400	120 000.00
59	498	683	204 900.00

⇒ The erven are sold "as is". Purchasers must acquaint themselves with the location of the erven on offer. Council will not enter into negotiations after the sale and purchasers accept responsibility for earthworks required and / cost in order to make the erf suitable for use.

Qualifying Criteria (the sale of these erven are reserved for first time buyers who must comply with the criteria set-out below):

- only natural persons may register to take part in the sale (no legal entities)
- bidders must be first time property owners, meaning they may not currently, or previously owned property registered in their name. The status will be confirmed with the deeds office and Bipa (both spouses of a marital couple must be first time property owners). To register to take part in the sale, please provide a sworn declaration from the Namibian Police.
- Bidders must be local residents, residing in Swakopmund at least a year prior to the date of sale. To register to take part in the sale, please provide proof, such as a voters card, letter of appointment from your employer.
- Bidders must submit proof of sufficient financing from a banking institution on the date of sale. This is compulsory condition.
- Bidders are restricted to submit 3 bid forms only; and no bidder may submit more than 1 bid per erf.
- The erf may not be sold unless developed to the value of 4 x the municipal value of the erf. This condition will be registered in the title deed of the erf.
- Should erven remain unsold at the date of the sale, such erven be offered to the registered bidders who are present and may then bid on a second erf.
- The purchase price be paid within 120 calendar days from the date of sale, it is by Tuesday, 22 March 2022.

General:

The Conditions of Sale and a site plans must be obtained from Room BO-22 A, Ground Floor, at the Municipal Office Building.

In order to take part in the bid a registration fee in the amount of the amount of N\$3 000.00 is payable as set-out in the Conditions of Sale document. The last day for the payment of the registration fee for the sale of Friday, **12 November 2021** is before 15:00 in cash at the Cashiers. EFT payment or direct bank deposits must indicate that it was paid to Council on/before Friday, **12 November 2021** and subsequently reflects on Council's bank account.

After payment of the registration fee, the pre-registration of bidders commences on **Tuesday, 28 September 2021 until Friday, 12 November 2021**. For this purpose you need to visit the Property Section, ensure beforehand that you comply with the qualifying criteria.

The sale will take place on Friday, **19 November 2021** in the **Multi-Purpose Centre**, Mondesa; subject to the Covid-19 regulations at the time. Door open for registration at 07:00 and will continue until 09:00. All bids must be placed in the respective boxes before 09:15.

The submission of bids must comply with the process prescribed in the Conditions of Sale document and erven are allocated on the basis of 1 erf per person (married couples are regarded as one person irrespective of the marital regime); **allocation is done and finalized chronologically as per the above listing to the second highest bidder**. A purchaser may only purchase one erf at the three combined sales.

The prospective purchaser or duly appointed proxy must attend the registration for the sale in person on **19 November 2021**, with the necessary documents and proof of financing.

Enquiries:

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The Municipality of Swakopmund is not obliged to accept any closed bid offer received in respect of any of the erven and reserves the right to withdraw any or all the erven from the closed bid sale.