

Sale of Erven
Friday, 06 December 2024

- ✓ 1 x Erf zoned "General Residential" located in Extension 1 Mile 4
- ✓ 8 x Erven zoned "Single Residential" located in Extension 1, Mile 4

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 "general residential" and "single residential" zoned erven for sale by means of a closed bid to the highest qualifying bidder:

	Erf No.	Zoning	m²	Upset Price N\$
1.	368	General Res	2759	1 655 400.00
2.	371	Single Res	800	400 000.00
3.	374	Single Res	800	400 000.00
4.	380	Single Res	800	400 000.00
5.	382	Single Res	800	400 000.00
6.	393	Single Res	1242	621 000.00
7.	395	Single Res	1133	566 500.00
8.	397	Single Res	1287	643 500.00
9.	409	Single Res	1014	507 000.00



⇒ The erven are sold "as is". Purchasers must acquaint themselves with the location of the erven on offer as several of the erven are located on areas having a steep and sudden slope; and may need to be filled, levelled and compacted before construction can begin. 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.

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

In order to take part in the bid:

1. A registration fee in the amount of
 - **N\$ 11 000.00 for the erf zoned "general residential"**
 - **N\$ 6 000.00 for the erven zoned "single residential"**
 is payable as set-out in the Conditions of Sale document. The last day for the payment of the registration fee for the sale is on **Friday, 29 November 2024** 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, **29 November 2024** and subsequently reflect on Council's bank account.
2. Bidders must preregister at Room BO-22A, Property Section, Municipal Head Office. Preregistration commences on **Monday, 28 October 2024 and stops 15:00 on Friday, 29 November 2024.**
3. The sale will take place on Friday, **06 December 2024** at the **Training Room, Municipal Head Office.** Confirmation of registration starts at 07:30 and stops at 08:30. All bids must be placed in the respective boxes before 08:45.
4. The submission of bids must comply with the process prescribed in the Conditions of Sale document and erven are allocated to the highest qualifying bidder in chronological order as listed above, on the basis of 1 erf per person (married couples are regarded as one person irrespective of the marital regime) / entity. **A bidder may acquire the "general residential" erf and 1 "single residential" erf, if registered for both.**
5. Compulsory Condition: Proof of financing from a banking institution must be attached to the bid form on Friday, **06 December 2024.**
6. The prospective purchaser or duly appointed proxy must attend the registration for the sale in person on Friday, **06 December 2024**, with the necessary documents and proof of financing.

Enquiries: Ms N Gustaf at 064-4104214 or ngustaf@swkmun.com.na

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

NOTICE NO: 93/2024

Mr A Benjamin
Chief Executive Officer