

BUSINESS ERVEN - ROCKY CREST AND ACADEMIA

No	Erf Number	Township	Zoning	Square Meters (m ²)	COMMENTS	Upset Price (N\$)
1	1480	Rocky Crest	Business Bulk: 0.4	679	No access problem. 1.5m Sewer line and Manhole along South-Western corner of erf. Water and Sewer available. Electricity available. Steep downward slope into erf along eastern erf boundary, sidewalk levels may not be changed for access. Natural flow of stormwater may not be impeded. Point 1 of the stormwater conditions is applicable.	814,800.00
2	1481	Rocky Crest	Business Bulk: 0.4	641	Access may not be taken over the stormwater catchpit, stormwater junction box, sewer manhole and from within 15m from the intersection. Stormwater catchpit along adjacent Road edge of Road 2. Stormwater junction box along adjacent Road edge of Road 7. Sewer Manhole along adjacent Road edge of Road 7. 1.5m Sewer line along Western boundary of erf. Water and Sewer available. Electricity available. Steep downward slope into erf along eastern erf boundary, sidewalk levels may not be changed for access. No access to be provided over stormwater catchpit and stormwater junction box. No access within 15.0 meters of intersection. Natural flow of stormwater may not be impeded. Point 1 of the stormwater conditions is applicable.	769,200.00

City of Windhoek

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3	1482	Rocky Crest	Business Bulk: 0.4	2534	Access may not be taken over the sewer manhole. Sewer Manhole along adjacent Road edge of Road 15. No stormwater concern, point 1 of clause 35 of the Town Planning Scheme applicable. Water and Sewer available. Electricity available. Steep upward slope into erf along western erf boundary, sidewalk levels may not be changed for access. Natural flow of stormwater may not be impeded. Point 1 of the stormwater conditions is applicable.	3,040,800.00
4	1483	Rocky Crest	Business Bulk: 0.4	687	Access may not be taken over the sewer manhole. Sewer Manhole along adjacent Road edge of Road 15. Water and Sewer available. Electricity available. Steep upward slope into erf along western erf boundary, sidewalk levels may not be changed for access. Natural flow of stormwater may not be impeded. Point 1 of the stormwater conditions is applicable.	824,400.00
5	1484	Rocky Crest	Business Bulk: 0.4	655	Access may not be taken over the stormwater catchpit, stormwater inlet, sewer manhole and from within 15m from the intersection. Stormwater catchpit along adjacent Road edge of Road 7. Stormwater inlet structure on erf. Sewer Manhole along adjacent Road edge of Road 7. Water and Sewer available. Electricity available. Steep downward slope into erf along western erf boundary, sidewalk levels may not be changed for access. No access to be provided over stormwater catchpit and stormwater inlet structure. No access within 15.0 meters of intersection. Stormwater inlet structure in south western corner of erf, natural flow of stormwater may not be impeded. Points 1 to 8 of the stormwater conditions are applicable.	786,000.00

6	1485	Rocky Crest	Business Bulk: 0.4	992	Access may not be taken over the sewer manhole. Sewer Manhole along adjacent Road edge of Road 7. Water and Sewer available. Electricity available. Sidewalk levels may not be changed for access. Natural flow of stormwater may not be impeded. Point 1 of the stormwater conditions is applicable.	1,190,400.00
7	1487	Rocky Crest	Business Bulk: 0.4	864	Access may not be obtained from within 15m from the intersection. Water and Sewer available. Electricity available. Steep upward slope into erf along western and northern erf boundaries, sidewalk levels may not be changed for access. No access within 15.0 meters of intersection. Natural flow of stormwater may not be impeded. Point 1 of the stormwater conditions is applicable.	1,036,800.00
8	1488	Rocky Crest	Business Bulk: 0.4	943	Access may not be taken over the sewer manhole. Sewer Manhole along adjacent Road edge of Road 16. Water and Sewer available. Electricity available. Steep upward slope into erf along western erf boundary, sidewalk levels may not be changed for access. Natural flow of stormwater may not be impeded. Point 1 of the stormwater conditions is applicable.	1,131,600.00
9	1489	Rocky Crest	Business Bulk: 0.4	940	No access problem. Water and Sewer available. Electricity available. Steep upward slope into erf along western erf boundary, sidewalk levels may not be changed for access. Natural flow of stormwater may not be impeded. Point 1 of the stormwater conditions is applicable	1,128,000.00

City of Windhoek

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10	1490	Rocky Crest	Business Bulk: 0.4	909	Access may not be taken over the sewer manhole and from within 15m from the intersection. Sewer Manhole along adjacent Road edge of Road 16. Water and Sewer available. Electricity available. Steep upward slope into erf along western erf boundary, sidewalk levels may not be changed for access. No access within 15.0 meters of intersection (curve). Natural flow of stormwater may not be impeded. Point 1 of the stormwater conditions is applicable.	1,090,800.00
11	1491	Rocky Crest	Business Bulk: 0.4	776	Access may not be obtained from within 15m from the intersection. Stormwater Inlet structure on erf to catch water. Water and Sewer available. Electricity available. Steep downward slope into erf along western erf boundary, sidewalk levels may not be changed for access. No access to be provided over stormwater inlet structure. No access within 15.0 meters of intersection. Stormwater trench flowing over erf to stormwater inlet structure in north western corner of erf, natural flow of stormwater may not be impeded. Points 1 to 8 of the stormwater conditions are applicable.	931,200.00



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12	1492	Rocky Crest	Business Bulk: 0.4	827	Access may not be taken over the stormwater catchpit and from within 15m from the intersections. Stormwater catchpit along adjacent Road edge of Road 16. 1.5m Sewer line and Manhole along Western boundary of erf. Water and Sewer available (mid-block). Electricity available. Steep upward slope into erf along northern erf boundary, sidewalk levels may not be changed for access. No access to be provided over stormwater catchpit. No access within 15.0 meters of intersection. Natural flow of stormwater may not be impeded. Point 1 of the stormwater conditions is applicable.	992,400.00
13	1493	Rocky Crest	Business Bulk: 0.4	601	Access may not be taken over the stormwater catchpit. Stormwater catchpit along adjacent Road edge of Road 16. 1.5m Sewer line along Western boundary of erf (mid-block). Water and Sewer available. Electricity available. Sidewalk levels may not be changed for access. No access to be provided over stormwater catchpit. Natural flow of stormwater may not be impeded. Point 1 of the stormwater conditions is applicable.	721,200.00



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14	1494	Rocky Crest	Business Bulk: 0.4	610	Access may not be taken over the stormwater catchpit. Stormwater catchpit along adjacent Road edge of Road 16. 1.5m Sewer line along Western boundary of erf (mid-block). Water and Sewer available. Electricity available. Steep downward slope into erf along eastern erf boundary, sidewalk levels may not be changed for access. No access to be provided over stormwater catchpit. Stormwater trench flowing over south western corner of erf, natural flow of stormwater may not be impeded. Points 1 to 8 of the stormwater conditions are applicable.	732,000.00
15	1495	Rocky Crest	Business Bulk: 0.4	843	No access problem. 1.5m Sewer line and Manhole along North-Western corner of erf (mid-block). Water and Sewer available. Electricity available. Steep downward slope into erf along eastern and southern erf boundaries, sidewalk levels may not be changed for access. No access within 15.0 meters of intersection (curve). Stormwater trench flowing over erf, natural flow of stormwater may not be impeded. Points 1 to 8 of the stormwater conditions are applicable.	1,011,600.00



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16	1496	Rocky Crest	Business Bulk: 0.4	796	Access may not be taken over the stormwater catchpit, sewer manhole and from within 15m from the intersection. Stormwater catchpit along adjacent Road edge of Road 16. Sewer Manhole along adjacent Road edge of Road 2. Water and Sewer available. Electricity available. Steep downward slope into erf along western and southern erf boundaries, sidewalk levels may not be changed for access. No access to be provided over catchpit. No access within 15.0 meters of intersection. Stormwater trench flowing over north eastern corner of erf, natural flow of stormwater may not be impeded. Points 1 to 8 of the stormwater conditions are applicable.	955,200.00
17	1497	Rocky Crest	Business Bulk: 0.4	576	No access problem. Water and Sewer available. Electricity available. Steep downward slope into erf along western erf boundary, sidewalk levels may not be changed for access. Stormwater trench flowing over erf, natural flow of stormwater may not be impeded. Points 1 to 8 of the stormwater conditions are applicable.	691,200.00
18	1498	Rocky Crest	Business Bulk: 0.4	566	Access may not be taken over the sewer manhole. Sewer Manhole along adjacent Road edge of Road 2. Water and Sewer available. Electricity available. Steep downward slope into erf along western erf boundary, sidewalk levels may not be changed for access. Stormwater trench flowing over erf, natural flow of stormwater may not be impeded. Points 1 to 6 of the stormwater conditions are applicable.	679,200.00

City of Windhoek

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19	1709	Rocky Crest	Business Bulk: 0.4	1226	<p>Access may not be taken over the stormwater catchpit. Stormwater catchpit along adjacent Road edges of Road 2. Water and Sewer available. Kiosk available for Electrical connection. A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department. A sewer line is situated along the Northern Boundary of the property. Sidewalk levels may not be changed for access. No access to be provided over stormwater catch pit. Stormwater course flowing over erf, natural flow of stormwater may not be impeded. Points 1 to 9 of the stormwater conditions are applicable.</p>	1,471,200.00
20	1710	Rocky Crest	Business Bulk: 0.4	1161	<p>No access problem. Water and Sewer available. Kiosk available for Electrical connection. A 3m building line for each boundary line shall be maintained for future municipal services. Exemption can be granted by Infrastructure Department. A sewer line is situated along the Northern Boundary of the property. Sidewalk levels may not be changed for access. Natural flow of stormwater may not be impeded. Point 1 of the stormwater conditions are applicable.</p>	1,393,200.00
21	695	Academia	Office Bulk 0.4	320	<p>Access available. Water, sewer and electricity available. Sewer manhole on northern corner/erf boundary. Standard stormwater conditions apply (see standard stormwater conditions below). No access to be provided over stormwater catchpit or structure. Sidewalk levels may not be changed. A 3m building line for each boundary line shall be maintained for future municipal services.</p>	\$480,000.00

22	692	Academia	Garage	1563	Access available. Water, sewer and electricity available. Standard stormwater conditions apply (see standard stormwater conditions below). No access to be provided over stormwater catchpit or structure. Sidewalk levels may not be changed. A 3m building line for each boundary line shall be maintained for future municipal services.	\$2,344,500.00
23	693	Academia	Business Bulk 0.5	6944	Access available via planned parking area at c/o Markus Kooper and Kahimemua Nguvauva Streets (301/B/31). (No access to be obtained from Mandume Ndemufayo Avenue). Water, sewer and electricity available. Standard stormwater conditions apply (see standard stormwater conditions below). No access to be provided over any stormwater catchpit or structure. Sidewalk levels may not be changed. A 3m building line for each boundary line shall be maintained for future municipal services.	\$10 416 000.00



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