

### City of Windhoek Erven List - Single Residential

No	Erf	Township	Size	Zoning /Density	Upset Price	Conditions
1	735 AB	AB	1146	Res 1/Erf	\$1,031,400.00	<p>That surface stormwater run-off be accommodated according to clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme), stating: That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that: The flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded. That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property. That prior approval be obtained from the Strategic Executive: Urban Planning and Property Management if the accommodation of the stormwater on the erf is contemplated. That engineering drawings on how the stormwater would be accommodated to the satisfaction of the Strategic Executive: Urban Planning and Property Management be submitted for approval simultaneously with the building plans. That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted, prior to the approval thereof. That no building plans be approved until the stormwater conditions are met. That a condition be included in the Title Deed of the erf, whereby selling to a third party only be allowed, once the stormwater has been accommodated to the satisfaction of the Strategic Executive: Urban Planning and Property Management. That the applicant or purchaser appoint an Engineer to do a detailed flood analysis and the required civil works to accommodate the stormwater to the satisfaction of the</p>

						<p>Strategic Executive: Urban Planning and Property Management, and that those costs be subtracted from the initial purchase price. That it be noted that water, sewer and electricity is available.</p>
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2	436 RC	RC	804	Res 1/250	\$547,500.00	<p>That the standard condition of two (2) times the minimum building value equal two (2) times the municipal valuation of the erf be imposed for the building to be constructed on the erf. That surface stormwater run-off be accommodated according to clause 35 of the Town Planning Scheme (see Info 35 of the Town Planning Scheme), stating: That no stormwater drainage pipe, canal, work or obstruction (except stormwater drain pipes, canal or work which have been authorised in writing by the local authority or which have been or may be built, laid or erected in terms of any law) be constructed on or over the property or located in such a way that: The flow of stormwater from higher lying property to lower lying property is impeded or obstructed and through which any property is or may be endangered; or The flow of a natural watercourse (in which the local authority allow flood water to run-off, be discharged or to be canalised) is or can be changed, canalised or impeded. That the maintenance of such stormwater pipe, channel or work be the responsibility of the owner of the concerned property. That the owner note that the erf is affected by stormwater therefore a professional and registered Civil Engineer should be appointed to conduct a detailed flood investigation as to how the stormwater course should be accommodated. That prior approval be obtained from the Strategic Executive: Urban Planning and Property Management if the accommodation of the stormwater on the erf is contemplated. That engineering drawings on how the stormwater would be accommodated to the satisfaction of the Strategic Executive: Urban Planning and Property Management be submitted for approval simultaneously with the building plans. That all existing stormwater pipes, outlets and inlets or any other stormwater system be clearly indicated on all building plans submitted, prior to the approval thereof. That no building plans be approved until the stormwater conditions are met. That a condition for the resale of this property be included in the Title Deed of the erf, whereby transfer to a third party only take place with approval of the City of Windhoek. [Approval will only be granted after the Strategic Executive: Infrastructure, Water and</p>
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3	174 KK	KK	1000	Res 1/500	\$1,378,000.00	Water, Sewer and Electricity available. Sidewalk levels may not be changed for access purposes

4	3550 Cim	CIM	402	Res1/250	\$519,000.00	Water and sewer connections available. Electricity available.
5	RE/435 Cim	CIM	310	Res1/250	\$400,000.00	Water and sewer connections available. Electricity available.
7	931	KK	725	RES1/500	\$1,088,000.00	Water and sewer connections available, Sewer line and manhole constructed constructed 1m from erf boundary in the North-Western side of erf. Electricity available.