

GENERAL RESIDENTIAL ERVEN ROCKY CREST

No	Erf	Township	Size	Zoning	Comments	Upset price N\$
1	1486	RC	25462	General Residential Density 1:100 Nr. Of Units 261 Building value equals 4 times	No access problem. Water and Sewer available. No stormwater concern. .Mini-sub availbale for Electrical connection. Mini-sub availbale for Electrical connection. 1. Upward slope into erf along southern boundary of cul-de-sac road reserve and downward slope along northern boundary of cul-de-sac road reserve, sidewalk levels may not be changed for access.1. Small stormwater course flowing over south eastern corner of erf, natural flow of stormwater may not be impeded. 2. Points 1 to 8 of the stormwater conditions are applicable.	28 008 200



The Gateway to Endless Opportunities

2	1570	RC	9509	<p>General Residential Density 1:100 Nr. Of Units 95 Building value equals 4 times</p>	<p>Access may not be taken over the stormwater catchpits, stormwater junction box, sewer manhole and from within 15m from the intersection. Stormwater catchpits along adjacent Road edge of Road 2 and 6. Stormwater junction box along adjacent Road edge of Road 2. Stormwater line and inlet along centre of erf from East to West. Sewer Manhole along adjacent Road edge of Road 2. Sewer line and 2x Manhole along centre of erf from East to West. Water and Sewer available. Kiosk available for Electrical connection. 1. Steep downward slope along the southern and eastern erf boundaries, sidewalk levels may not be changed for access. 2. No access to be provided over stormwater catchpits and junction boxes. 3. No access within 15.0 meters of intersection. Newly constructed stormwater system on erf, but the natural stormwater course flowing over erf remains until engineers detail is provided to level / fill out such area, natural flow of stormwater may not be impeded. 2. Points 1 to 9 of the stormwater conditions are applicable</p>	10,459,900.00
---	------	----	------	--	--	---------------



The Gateway to Endless Opportunities

3	1571	RC	7691	<p>General Residential Density 1:100 Nr. Of Units 76 Building value equals 4 times</p>	<p>Access may not be taken over the stormwater catchpit and from within 15m from the intersection. Stormwater catchpit along adjacent Road edge of Road 6. Stormwater line and inlet along centre of erf from East to West and along the Eastern boundary of erf. Mini-sub 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 center from East to West of the property. A 3 m servitude to be registered over the sewer line. 1. Steep downward slope into erf along southern erf boundary, sidewalk levels may not be changed for access. 2. No access to be provided over stormwater catchpit. 1. Newly constructed stormwater system on erf, but the natural stormwater course and stormwater trench remains until engineers detail is provided to level / fill out such area, natural flow of stormwater may not be impeded. 2. Points 1 to 9 of the stormwater conditions are applicable.</p>	8 460 100
---	------	----	------	--	--	-----------



The Gateway to Endless Opportunities

4	1573	RC	4167	<p>General Residential Density 1:150 Nr. Of Units 27 Building value equals 4 times</p>	<p>Access may not be taken over the stormwater catchpits, stormwater junction box, sewer manhole and from within 15m from the intersections. Stormwater catchpits along adjacent Road edge of Road 5 and 6. Stormwater junction box along adjacent Road edge of Road 5. Sewer Manhole along adjacent Road edge of Road 5. 1.5m Sewer line and Manhole along North-Eastern corner of erf. Water and Sewer available. Mini-sub 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 MH is situated along the North Eastern corner of the property. 1. Steep downward slope into erf along parts of the western and southern erf boundaries, steep upward slope into erf along part of the southern erf boundary, sidewalk levels may not be changed for access. 2. No access to be provided over stormwater catchpits and junction boxes. 3. No access within 15.0 meters of intersection. 1. Newly constructed stormwater system on erf, but the natural stormwater course and small stormwater trench flowing over north eastern corner of erf remains until engineers detail is provided to level / fill out such area, natural flow of stormwater may not be impeded. 2. Points 1 to 9 of the stormwater conditions are applicable.</p>	4 583 700
---	------	----	------	--	--	-----------



The Gateway to Endless Opportunities

5	1574	RC	4233	<p>General Residential Density 1:100 Nr. Of Units 42 Building value equals 4 times</p>	<p>Access may not be taken over the stormwater junction boxes. Stormwater junction boxes along adjacent Road edge of Road 5. Stormwater line and inlets along centre of erf from East to West and North to South. Stormwater line and inlet along Western boundary of erf. 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 situated along the center from East to West of the property. A 3 m servitude to be registered over the sewer line. 1. Steep downward slope into erf along south western erf boundary, sidewalk levels may not be changed for access. 2. No access to be provided over stormwater junction boxes 1. Newly constructed stormwater system on erf, but the natural stormwater course and stormwater trench flowing over erf remains until engineers detail is provided to level / fill out such area, natural flow of stormwater may not be impeded. 2. Points 1 to 9 of the stormwater conditions are applicable. .</p>	4 656 300
---	------	----	------	--	--	-----------



The Gateway to Endless Opportunities

6	1575	RC	9931	<p>General Residential Density 1:100 Nr. Of Units 99 Building value equals 4 times</p>	<p>Access may not be taken over the stormwater catchpits, stormwater junction box and sewer manhole. Stormwater catchpits along adjacent Road edge of Road 5. Stormwater junction box along adjacent Road edge of Road 5. Stormwater line and inlet along centre of erf from East to West. Sewer Manhole along adjacent Road edge of Road 5. Mini-sub 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 center from East to West of the property. A 3 m servitude to be registered over the sewer line. 1. Steep downward slope into erf along the southern erf boundary, sidewalk levels may not be changed for access. 2. No access to be provided over stormwater catchpits. 1. Newly constructed stormwater system on erf, but the natural stormwater course and stormwater trench flowing over erf remains until engineers detail is provided to level / fill out such area,, natural flow of stormwater may not be impeded. 2. Points 1 to 9 of the stormwater conditions are applicable.</p>	10 924 100
---	------	----	------	--	--	------------

City of Windhoek

The Gateway to Endless Opportunities

7	1577	RC	6687	<p>General Residential Density 1:100 Nr. Of Units 66 Building value equals 4 times</p>	<p>No access problem. Stormwater line and junction boxes along centre of erf from East to West. Mini-sub 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 center from East to West of the property. A 3 m servitude to be registered over the sewer line 1. Steep downward slope into erf along the eastern part of the southern erf boundary, sidewalk levels may not be changed for access. .1. Newly constructed stormwater system on erf, but the natural stormwater course flowing over erf remains until engineers detail is provided to level / fill out such area, natural flow of stormwater may not be impeded. 2. Points 1 to 9 of the stormwater conditions are applicable.</p>	7 355 700
---	------	----	------	--	---	-----------



The Gateway to Endless Opportunities

8	1578	RC	6437	<p>General Residential Density 1:250 Nr. Of Units 25 Building value equals 4 times</p>	<p>Access may not be taken over the stormwater catchpits, stormwater junction boxes, sewer manhole and from within 15m from the intersections.</p> <p>Stormwater catchpits along adjacent Road edge of Road 5. Stormwater junction box along adjacent Road edge of Road 5. Sewer Manhole along adjacent Road edge of Road 3. 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.. 1. Steep upward slope into erf along western erf boundary, steep downward slope into erf along south eastern erf boundary, sidewalk levels may not be changed for access. 2. No access to be provided over stormwater catchpits and junction boxes. 3. No access within 15.0 meters of intersection. 1. Filling and shaping indicated to be done, natural flow of stormwater may not be impeded. 2. Point 1 and 9 of the stormwater conditions is applicable.</p>	7 080 700
---	------	----	------	--	---	-----------



The Gateway to Endless Opportunities

9	1691	RC	3747	General Residential Density 1:100 Nr. Of Units 37 Building value equals 4 times	Access may not be taken over the sewer manhole. Sewer Manhole along adjacent Road edge of Road 10. 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. 1. Steep downward and steep upward slopes into erf along south western erf boundary, sidewalk levels may not be changed for access. 1. Stormwater course and small stormwater trench flowing over erf, natural flow of stormwater may not be impeded. 2. Points 1 to 8 of the stormwater conditions are applicable.	4 121 700
10	1692	RC	2675	General Residential Density 1:100 Nr. Of Units 26 Building value 4 times	Access may not be taken over the sewer manholes. Sewer Manholes along adjacent Road edge of Road 10. 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. 1. Steep upward slope into erf along western and south western erf boundaries, sidewalk levels may not be changed for access. 1. Stormwater trench flowing over erf, natural flow of stormwater may not be impeded. 2. Points 1 to 9 of the stormwater conditions are applicable.	2 942 500



The Gateway to Endless Opportunities

11	1694	RC	3288	General Residential Density 1:100 Nr. Of Units 32 Building value 4 times	Access may not be taken over the sewer manholes and from within 15m from the intersection. Sewer Manholes along adjacent Road edge of Road 10. Stormwater Inlet structure on erf to catch water. 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. 1. Steep downward and steep upward slopes into erf along south western erf boundary, sidewalk levels may not be changed for access. 2. No access to be provided over stormwater box inlet. 3. No access within 15.0 meters of intersection. 1. Stormwater box inlet on erf, stormwater trench flowing over erf, filling and shaping indicated to be done, natural flow of stormwater may not be impeded. 2. Points 1 to 9 of the stormwater conditions are applicable.	3 616 800
12	1756	RC	4141	General Residential Density 1:250 Nr. Of Units 16 Building value 4 times	Access may not be taken over the stormwater catchpits. Stormwater catchpits along adjacent Road edge of Road 4. 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. 1. Steep downward slope into erf along parts of western and north western erf boundary, steep upward slope into erf along parts of north western erf boundary, sidewalk levels may not be changed for access. 2. No access to be provided over stormwater catch pits. 1. Stormwater course flowing over erf, natural flow of stormwater may not be impeded. 2. Points 1 to 9 of the stormwater conditions are applicable.	4 555 100

13	1757	RC	5271	General Residential Density 1:250 Nr. Of Units 21 Building value 4 times	Access may not be taken over the stormwater catchpits and stormwater junction box. Stormwater catchpits along adjacent Road edge of Road 4. Stormwater junction box along adjacent Road edge of Road 4. 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. 1. Steep downward and steep upward slopes into erf along parts of western erf boundary, sidewalk levels may not be changed for access. 2. No access to be provided over stormwater catch pits and junction box. 1. Stormwater course flowing over erf, natural flow of stormwater may not be impeded. 2. Points 1 to 9 of the stormwater conditions are applicable.	5 798 100



The Gateway to Endless Opportunities