

ERF LIST – NATURAL & JURISTIC PERSONS (GENERAL RESIDENTIAL ERVEN) – NOTICE NO: 27/2020

NO	ERF NUMBER	SUBURB	SQUARE METERS (m <sup>2</sup> )	DENSITY	ZONING	STREET NAME	SALES CONDITIONS	Upset Price (N\$)
1	1501	Rocky Crest	5558	1:250 Nr. Of Units 22 Building value equals 4 times	General Residential		Access may not be taken over the sewer manhole and from within 15m from the intersection. Sewer Manhole along adjacent Road edge of Road 14. Water and Sewer available. Stormwater Catchpit on Road 14 & Inlet Structure along road edges of Road 2. Mini-sub available for Electrical connection. Steep upward slope into erf at places along northern part of the south eastern erf boundary. Steep downward slope at places along southern part of the south eastern erf boundary. Sidewalk levels may not be changed for access. 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.	6 113 800.00
2	1502	Rocky Crest	4768	1:250 Nr. Of Units 19 Building value equals 4 times	General Residential		Access may not be taken over the stormwater junction boxes, stormwater catchpits and from within 15m from the intersections. Stormwater Junction Boxes along adjacent Road edges of Road 5, 13 and 14. Stormwater Catchpits, Inlet Structure and Junction boxes along adjacent Road edges of Road 2, 5, 13 and 14. Water and Sewer available. Kisok available for Electrical connection. Steep upward slope into erf at places along the south western- and north western erf boundaries. Steep downward slope at places along the south eastern- and north eastern erf boundaries. Sidewalk levels may not be changed for access. 2. No access to be provided over stormwater catchpits, junction boxes and stormwater inlet structure. 3. No access within 15.0 meters of intersections. Stormwater trench flowing over erf to stormwater inlet structure in western corner of erf, natural flow of stormwater may not be impeded. 2. Points 1 to 8 of the stormwater conditions are applicable.	5 244 800.00

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3	1570	Rocky Crest	9509	1:100 Nr. Of Units 95 Building value equals 4 times	General Residential		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. 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.	10 459 900.00
4	1571	Rocky Crest	7691	1:100 Nr. Of Units 76 Building value equals 4 times	General Residential		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. 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. 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.	8 460 100.00

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5	1573	Rocky Crest	4167	1:150 Nr. Of Units 27 Building value equals 4 times	General Residential		<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. 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. 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>	4 583 700.00
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6	1574	Rocky Crest	4233	1:100 Of Units 42 Building value equals 4 times	Nr. 42	General Residential		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. 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. 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.	4 656 300.00
7	1575	Rocky Crest	9931	1:100 Of Units 99 Building value equals 4 times	Nr. 99	General Residential		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. 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. 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.	10 924 100.00

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8	1577	Rocky Crest	6687	Density 1:100 Nr. Of Units 66 Building value equals 4 times	General Residential		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. Steep downward slope into erf along the eastern part of the southern erf boundary, sidewalk levels may not be changed for access. 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.	7 355 700.00
9	1578	Rocky Crest	6437	Density 1:250 Nr. Of Units 25 Building value equals 4 times	General Residential		Access may not be taken over the stormwater catchpits, stormwater junction boxes, sewer manhole and from within 15m from the intersections. 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.. 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. 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.	7 080 700.00

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10	1691	Rocky Crest	3747	1:100 Nr. Of Units 37 Building value equals 4 times	General Residential		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. Steep downward and steep upward slopes into erf along south western erf boundary, sidewalk levels may not be changed for access. 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.	4 121 700.00
11	1692	Rocky Crest	2675	1:100 Nr. Of Units 26 Building value 4 times	General Residential		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 DepartmentSteep upward slope into erf along western and south western erf boundaries, sidewalk levels may not be changed for access. Stormwater trench flowing over erf, natural flow of stormwater may not be impeded. 2. Points 1 to 9 of the stormwater conditions are applicable.	2 942 500.00

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12	1707	Rocky Crest	2171	1:100 Nr. Of Units 21 Building value 4 times	General Residential		Access may not be taken over the stormwater junction box, stormwater catchpit and from within 15m from the intersection. Stormwater Junction Box along adjacent Road edge of Road 4. Stormwater catchpit along adjacent Road edge of Road 4. 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. Steep downward slope into erf along northern and north eastern erf boundaries, sidewalk levels may not be changed for access. 2. No access to be provided over stormwater catch pit and junction box. 3. No access within 15.0 meters of intersection. Stormwater pipe on north eastern corner of erf, stormwater course flowing over erf, natural flow of stormwater may not be impeded. 2. Points 1 to 9 of the stormwater conditions are applicable.	2 388 100.00
13	1708	Rocky Crest	2036	1:100 Nr. Of Units 20 Building value 4 times	General Residential		Access may not be taken over the stormwater catchpit and from within 15m from the intersection. Stormwater catchpit along adjacent Road edges 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. A sewer MH is situated along the North Western corner of the property. Steep downward slope into erf along north eastern and south eastern erf boundaries, sidewalk levels may not be changed for access. 2. No access to be provided over stormwater catch pit. 3. No access within 15.0 meters of intersection. Stormwater trench flowing over erf, natural flow of stormwater may not be impeded. 2. Points 1 to 9 of the stormwater conditions are applicable.	2 239 600.00

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14	1756	Rocky Crest	4141	1:250 Nr. Of Units 16 Building value 4 times	General Residential		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. 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. Stormwater course flowing over erf, natural flow of stormwater may not be impeded. 2. Points 1 to 9 of the stormwater conditions are applicable.	4 555 100.00
15	1757	Rocky Crest	5271	1:250 Nr. Of Units 21 Building value 4 times	General Residential		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.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.Stormwater course flowing over erf, natural flow of stormwater may not be impeded. 2. Points 1 to 9 of the stormwater conditions are applicable.	5 798 100.00
16	6669	Khomasdal	1896	1: 150.	General Residential.	Euphorbia Street	Water, Sewer and Electricity Available	2 239 720.00
17	6670	Khomasdal	1961	1: 150.	General Residential.	Euphorbia Street	Water, Sewer and Electricity Available	2 550 090.00



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18	698	Academia	4635	1:250 Nr of Units 18	General Residential	Kapelwa Kabajani	Water and sewer available. Electricity available. Sewer line 1m outside erf boundary on the western side of the erf. No access problem. No stormwater concern, point 1 of clause 35 of the Town Planning Scheme applicable.	6 952 500.00
19	718	Academia	8812	1:250 . Nr of Units 35	General Residential	Kapelwa Kabajani	Water and sewer available. Electricity available. Sewer line 1m outside erf boundary on the western and eastern side of the erf. No access problem.No stormwater concern, point 1 of clause 35 of the Town Planning Scheme applicable.	13 218 000.00
20	720	Academia	7883	1:150 . Nr of Units 52	General Residential	Kahimemua Nguvauva	Water and sewer available. Electricity available. Sewer line 1m outside erf boundary on the western side of the erf. Access may not be taken over the stormwater catchpit.No stormwater concern, point 1 of clause 35 of the Town Planning Scheme applicable.	11 826 000.00
21	721	Academia	7778	1:150 Nr of Units 51	General Residential	Kahimemua Nguvauva	Water and sewer available. Electricity available. Sewer line 1m outside erf boundary on the western side of the erf. Access may not be taken over the stormwater catchpit.No stormwater concern, point 1 of clause 35 of the Town Planning Scheme applicable.	11 665 500.00
22	722	Academia	6815	1:150 Nr of Unit s 45	General Residential	Kahimemua Nguvauva	Water and sewer available. Electricity available. Sewer line 1m outside erf boundary on the western side of the erf. Access may not be taken over the stormwater catchpit.No stormwater concern, point 1 of clause 35 of the Town Planning Scheme applicable.	10 222 500.00
23	723	Academia	6899	1: 150 Nr of Units 45	General Residential	Kahimemua Nguvauva	Water and sewer available. Electricity available. Sewer line 1m outside erf boundary on the western side of the erf. Access may not be taken over the stormwater catchpit.No stormwater concern, point 1 of clause 35 of the Town Planning Scheme applicable.	10 347 000.00

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24	724	Academia	8261	1: 150 Nr of Units 55	General Residential	Kahimemua Nguvauva	Water and sewer available. Electricity available. Sewer line 1m outside erf boundary on the western side of the erf. Access may not be taken over the stormwater catchpit.No stormwater concern, point 1 of clause 35 of the Town Planning Scheme applicable.	12 391 500.00
25	725	Academia	8579	1:150 Nr of Units 57	General Residential	Kahimemua Nguvauva	Water and sewer available. Electricity available.No access problem.No stormwater concern, point 1 of clause 35 of the Town Planning Scheme applicable.	12 868 500.00