



PUBLIC NOTICE

SALE OF SINGLE RESIDENTIAL, GENERAL RESIDENTIAL, BUSINESS, RESTRICTED BUSINESS AND INDUSTRIAL ZONED ERVENS

Sale of single residential, general residential, business, restricted business and industrial zoned erven in, Khomasdal Extension 16, Rocky Crest, Kleine Kuppe, Katutura, Pioneerspark, Auasblick, Cimbebasia and Academia Extension 1 by way of Tender (Closed Bid Sale process) to natural persons only for single residential zoned erven and open for business, restricted business, industrial & general residential zoned erven.

INB: Only Namibian citizens (both natural and juristic persons) are eligible to participate in this sale.

- 1) Sale of 25 (twenty five) unimproved business, industrial and restricted business erven in **Khomasdal Extension 16, Rocky Crest, Kleine Kuppe, Katutura, Auasblick, and Pioneerspark** by means of tender to natural and juristic persons irrespective of whether first-time buyer or not. Erf sizes are ranging between 303 m² – 18,168 m² and the upset prices starts from N\$225,000.00 – N\$19,912,000.00
- 2) Sale of 71 (Seventy One) unimproved single residential erven in **Academia Extension 1, Kleine Kuppe, Auasblick, Rocky Crest and Cimbebasia** by means of tender, open to natural persons. Erf sizes are ranging between 315 m² – 1,249 m² in extent and the upset prices starts from N\$407,000.00 – N\$1,874,000.00.
- 3) Sale of 8 (eight) unimproved general residential erven in **Academia Extension 1** by means of tender, open to both natural and juristic persons. Erf sizes are ranging between 4,635m² - 8,812m² and the upset prices starts from N\$6,952,500.00 – N\$13,218,000.00.

DOCUMENTS REQUIRED FOR REGISTRATION PURPOSES:

The prospective purchasers must provide the following documents to complete the registration.

- 1.1 Certified Copy (not older than 6 months) of Identification Document (Namibian citizens and permanent residents only).
- 1.2 Certified copies (not older than 6 months) of Founding Statement/Company registration documents (Namibian registered juristic persons only).
- 1.3 Certified copy (not older than 6 months) of Marriage Certificate and Ante-Nuptial Contract (when married out community of property).
- 1.4 A valid financial approval letter from financial institutions. Pre-approved amount must not be less than the lowest upset price of the erven available.
- 1.5 Proof of availability of sufficient funds (for cash buyers only). Available funds must not be less than the lowest upset price of the erven available.
- 1.6 FIA Form to be completed (to be provided by the City).
- 1.7 Credit Worthiness Certificate completed (to be provided by the City).

GENERAL INFORMATION:

In order to take part in the bid, a non-refundable registration fee of N\$300.00 for Single Residential erven and N\$1,000.00 for the General Residential Business erven is payable as set out in the conditions of sale document. The due date and time for the payment of the registration fee is **26 March 2021 at 15:30**. All payments are to be made at the City of Windhoek Cash Hall during the registration process.

The registration of bidders commences on **Monday, 08 March 2021 until Friday, 26 March 2021** at 16:00 pm at City of Windhoek Customer Care Center, Independence Avenue. Bidding forms will be issued from 6 - 8 April 2021 (Tuesday - Thursday) from 08:00 am – 16:00 pm at City of Windhoek Head Office, Customer Care Centre, Independence Avenue. The Bids must be submitted in a sealed envelope marked: **Notice 4/2021: Single Residential, General Residential or Business**, from 6 – 9 April 2021, and must be submitted in the respective boxes before 16:00 pm on Friday, 9 April 2021. The submission of the bids must comply with the process prescribed in the conditions of sale document and only one (1) erf per person/entity will be allocated.

All Bids for single Residential and General Residential will be displayed at the Cafeteria (Head Office new building West Wing) from 22 April – 26 April 2021, for viewing. Allocation/ Signing of Deed of Sale of all successful Bidders will take place from 27 April to 30 April 2021 between 08:00 am - 16:00 pm. The prospective purchaser must attend the bidding in person on the respective dates with the necessary documents.

NB! No representatives (proxies) will be allowed to register or bid on behalf of the prospective purchaser. No substitution of purchasers will be considered in any circumstances.

ENQUIRIES TECHNICAL:

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

| IMPORTANT DATES TO NOTE: | |
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| ITEM | DATE |
| Registration (starts) | 8 March 2021 (Monday) |
| Registration (ends) | 26 March 2021 (Friday) |
| Time of registration: | From 8:00 AM to 16:00 PM |
| Collecting of bidding forms | 6 - 8 April 2021 (Tuesday - Thursday) |
| Submission of all Bids | 6-9 April 2021 (Tuesday - Friday) |
| Displaying of Residential bids | 22 - 26 April 2021 (Thursday - Monday) |
| Allocations/signing of Deed of Sale | 27 - 30 April 2021 for residential erven only |

NB: All bids for business zoned erven have to go through the evaluation committee and then submission to Council for approval of allocations, where after the successful bidders will be informed. It should be noted that erven zoned business, restricted business, and industrial that are serviced by the City and not through PPPs are sold through the old tender process, and therefore there will be no displaying of successful tenderers. NO READING OUT OF TENDERS OF BUSINESS ERVEN DUE TO LIMITED NUMBER OF GATHERINGS AS PER COVID -19 REGULATIONS.

In compliance with Covid - 19 regulations that only a maximum of 50 persons be present at public gatherings the following time slots are set for the information sharing session that will be held on 10 March 2021 (Wednesday) at Ramatex Rhino Garment.

1. 08:00 - 08:45
2. 09:00 - 09:45
3. 10:00 - 10:45
4. 11:00 - 11:45
5. 12:00 - 12:45

A non-refundable REGISTRATION FEE is payable as follows:

- N\$300.00 for Single Residential zoned Erven (natural persons only).
- N\$1,000.00 for Business, Restricted Business and Industrial zoned Erven (natural and juristic persons).
- N\$1,000.00 for General Residential zoned Erven (natural and juristic person)

Notice No.: 4/2021

Issued by: Office of the Chief Executive Officer
Corporate Communications, Marketing and Public Participation

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