



MUNICIPALITY OF SWAKOPMUND

CLOSED BID SALES (USING THE CLAP METHOD) OF 152 “SINGLE RESIDENTIAL” ERVEN LOCATED IN EXTENSION 26, MONDESA

Notice is hereby given in terms of Section 63 (2) of the Local Authorities Act, Act 23 of 1992, as amended that the Municipal Council of Swakopmund herewith invites prospective purchasers falling within the following income categories to register in order to participate in proposed Closed Bid Sales:

- (i) **Middle low income** : **N\$ 3 000.00/month up to N\$ 5 999.00/month** (80 erven)
(ii) **Upper low income** : **N\$ 6 000.00/month up to N\$ 8 999.00/month** (44 erven)
(iii) **Low middle and Middle income** : **N\$ 9 000.00/month up to N\$14 999.00/month** (28 erven)

1st Sale – Friday, 9 September 2016:

The under-mentioned “Single Residential” erven will be offered for sale to the **Middle Low Income Group** by means of a Closed Bid Sale:

	Erf No	Size	Upset	Max Purchase Price
1	7106	400	48,400.00	60,500.00
2	7107	400	48,400.00	60,500.00
3	7108	400	48,400.00	60,500.00
4	7109	400	48,400.00	60,500.00
5	7110	400	48,400.00	60,500.00
6	7111	400	48,400.00	60,500.00
7	7112	400	48,400.00	60,500.00
8	7113	400	48,400.00	60,500.00
9	7114	400	48,400.00	60,500.00
10	7115	400	48,400.00	60,500.00
11	7116	400	48,400.00	60,500.00
12	7117	400	48,400.00	60,500.00
13	7118	400	48,400.00	60,500.00
14	7119	400	48,400.00	60,500.00
15	7128	400	48,400.00	60,500.00
16	7129	400	48,400.00	60,500.00
17	7130	400	48,400.00	60,500.00
18	7131	400	48,400.00	60,500.00
19	7132	400	48,400.00	60,500.00
20	7133	400	48,400.00	60,500.00

	Erf No	Size	Upset	Max Purchase Price
21	7134	400	48,400.00	60,500.00
22	7135	400	48,400.00	60,500.00
23	7136	400	48,400.00	60,500.00
24	7137	400	48,400.00	60,500.00
25	7138	400	48,400.00	60,500.00
26	7139	400	48,400.00	60,500.00
27	7141	400	48,400.00	60,500.00
28	7142	400	48,400.00	60,500.00
29	7143	400	48,400.00	60,500.00
30	7144	400	48,400.00	60,500.00
31	7145	400	48,400.00	60,500.00
32	7146	400	48,400.00	60,500.00
33	7148	400	48,400.00	60,500.00
34	7149	400	48,400.00	60,500.00
35	7150	400	48,400.00	60,500.00
36	7151	400	48,400.00	60,500.00
37	7152	400	48,400.00	60,500.00
38	7153	400	48,400.00	60,500.00
39	7154	400	48,400.00	60,500.00
40	7155	400	48,400.00	60,500.00

	Erf No	Size	Upset	Max Purchase Price
41	7156	400	48,400.00	60,500.00
42	7158	400	48,400.00	60,500.00
43	7160	400	48,400.00	60,500.00
44	7162	400	48,400.00	60,500.00
45	7163	400	48,400.00	60,500.00
46	7164	400	48,400.00	60,500.00
47	7165	400	48,400.00	60,500.00
48	7166	400	48,400.00	60,500.00
49	7167	400	48,400.00	60,500.00
50	7168	400	48,400.00	60,500.00
51	7171	400	48,400.00	60,500.00
52	7172	400	48,400.00	60,500.00
53	7173	400	48,400.00	60,500.00
54	7175	400	48,400.00	60,500.00
55	7176	400	48,400.00	60,500.00
56	7177	400	48,400.00	60,500.00
57	7180	400	48,400.00	60,500.00
58	7181	400	48,400.00	60,500.00
59	7182	400	48,400.00	60,500.00
60	7183	400	48,400.00	60,500.00

	Erf No	Size	Upset	Max Purchase Price
61	7184	400	48,400.00	60,500.00
62	7185	400	48,400.00	60,500.00
63	7186	400	48,400.00	60,500.00
64	7188	400	48,400.00	60,500.00
65	7189	400	48,400.00	60,500.00
66	7193	400	48,400.00	60,500.00
67	7195	400	48,400.00	60,500.00
68	7196	400	48,400.00	60,500.00
69	7199	400	48,400.00	60,500.00
70	7202	400	48,400.00	60,500.00
71	7203	400	48,400.00	60,500.00
72	7204	400	48,400.00	60,500.00
73	7205	400	48,400.00	60,500.00
74	7206	400	48,400.00	60,500.00
75	7209	400	48,400.00	60,500.00
76	7210	400	48,400.00	60,500.00
77	7211	400	48,400.00	60,500.00
78	7212	400	48,400.00	60,500.00
79	7216	400	48,400.00	60,500.00
80	7217	400	48,400.00	60,500.00

2nd Sale – Friday, 7 October 2016:

The under-mentioned “Single Residential” erven will be offered for sale to the **Upper Low Income Group** by means of a Closed Bid Sale:

	Erf No	Size	Upset	Max Purchase Price
1	6967	401	48,521.00	63,077.30
2	6980	413	49,973.00	64,964.90
3	6981	413	49,973.00	64,964.90
4	6997	410	49,610.00	64,493.00
5	6998	438	52,998.00	68,897.40
6	7023	413	49,973.00	64,964.90
7	7024	413	49,973.00	64,964.90
8	7028	403	48,763.00	63,391.90
9	7035	450	54,450.00	70,785.00
10	7042	412	49,852.00	64,807.60
11	7043	412	49,852.00	64,807.60
12	7048	413	49,973.00	64,964.90
13	7049	412	49,852.00	64,807.60
14	7058	413	49,973.00	64,964.90
15	7059	413	49,973.00	64,964.90
16	7064	451	54,571.00	70,942.30
17	7069	415	50,215.00	65,279.50
18	7086	453	54,813.00	71,256.90
19	7147	438	52,998.00	68,897.40
20	7187	402	48,642.00	63,234.60
21	7190	413	49,973.00	64,964.90
22	7191	412	49,852.00	64,807.60

	Erf No	Size	Upset	Max Purchase Price
23	7192	408	49,368.00	64,178.40
24	7194	418	50,578.00	65,751.40
25	7197	428	51,788.00	67,324.40
26	7200	413	49,973.00	64,964.90
27	7207	412	49,852.00	64,807.60
28	7208	413	49,973.00	64,964.90
29	7213	425	51,425.00	66,852.50
30	7215	437	52,877.00	68,740.10
31	7220	406	49,126.00	63,863.80
32	7222	409	49,489.00	64,335.70
33	7223	400	48,400.00	62,920.00
34	7224	400	48,400.00	62,920.00
35	7225	400	48,400.00	62,920.00
36	7227	400	48,400.00	62,920.00
37	7228	400	48,400.00	62,920.00
38	7229	400	48,400.00	62,920.00
39	7230	413	49,973.00	64,964.90
40	7231	412	49,852.00	64,807.60
41	7232	400	48,400.00	62,920.00
42	7234	400	48,400.00	62,920.00
43	7235	400	48,400.00	62,920.00
44	7236	400	48,400.00	62,920.00

3rd Sale – Friday, 25 November 2016:

The under-mentioned “Single Residential” erven will be offered for sale to the **Low Middle and Middle Income Groups** by means of a Closed Bid Sale.

	Erf No	Size	Upset	Max Purchase Price
1	6955	457	55,297.00	74,650.95
2	6956	479	57,959.00	78,244.65
3	6957	499	60,379.00	81,511.65
4	6966	802	97,042.00	131,006.70
5	6976	484	58,564.00	79,061.40
6	6986	616	74,536.00	100,623.60
7	7009	502	60,742.00	82,001.70
8	7010	487	58,927.00	79,551.45
9	7011	507	61,347.00	82,818.45
10	7017	643	77,803.00	105,034.05
11	7021	624	75,504.00	101,930.40
12	7027	493	59,653.00	80,531.55
13	7034	491	59,411.00	80,204.85
14	7044	509	61,589.00	83,145.15

	Erf No	Size	Upset	Max Purchase Price
15	7045	537	64,977.00	87,718.95
16	7052	549	66,429.00	89,679.15
17	7085	454	54,934.00	74,160.90
18	7157	465	56,265.00	75,957.75
19	7161	523	63,283.00	85,432.05
20	7169	700	84,700.00	114,345.00
21	7170	500	60,500.00	81,675.00
22	7178	500	60,500.00	81,675.00
23	7179	700	84,700.00	114,345.00
24	7201	541	65,461.00	88,372.35
25	7214	454	54,934.00	74,160.90
26	7221	762	92,202.00	124,472.70
27	7233	675	81,675.00	110,261.25
28	7237	480	58,080.00	78,408.00

Contact Persons at Room BO 22, Municipal Head Office, Rakatoka Street, Swakopmund:

Ms Ndiili Kandjengo	064-4104217	nkandjengo@swkmun.com.na
Ms Sandra Clark	064-4104216	sclark@swkmun.com.na
Ms Barbara Ramos Viegas	064-4104215	bramosviegas@swkmun.com.na
Ms Stephny Bruwer	064-4104212	sbruwer@swkmun.com.na
Ms Margaret Sheehama	064-4104213	msheehama@swkmun.com.na

Registration

- 1) All persons interested in participating in the Closed Bid Sales are required to **register in person from Wednesday, 1 June 2016 until Friday, 29 July 2016 from 14:00 until 16:00**, daily. **No late registrations will be considered.** A refundable registration fee of **N\$ 500.00** must be paid per prospective bidder. Bidders previously registered are invited to re-register in order to take part in the sales.

Please provide the following documents and take note of the restrictions for registration purposes:

- Your ID as proof of Namibian citizenship (only natural persons will be allowed to register).
- Marriage Certificate (if applicable) and copy of your spouse's ID. (Married couples are regarded as one person, irrespective of the marital regime.)
- Proof of residing in Swakopmund. A Voter's Card must be provided to this effect.
- Proof of income (salary advice/income statement) must be presented. Proof of the joint income of both spouses will be considered and must be presented by married bidders. (An erf will be registered in both the husband and wife's names irrespective of their marital regime.)
The income of a bidder will be calculated based on the bidder's current basic salary less deductions and excluding overtime/bonus payments and possible future increases.
- Bidders may not have owned or currently own any land anywhere in Namibia. A sworn declaration by a Commissioner of Oath is required to this effect.

General

The Conditions of Sale and the site plan will be issued to bidders on completion of their registration. The sale is subject to various restrictive conditions. The Closed Bid Sales will be conducted according to the **Cost Limited Average Price** procedure (**CLAP**). According to this procedure, erven are not allocated to the highest bidders but to the bidders closest above the average price of the valid bids received (bids on/between the upset price and the maximum permissible price). Erven will be allocated on the basis of one erf per person (married couples are regarded as one entity irrespective of their marital regime). A five year pre-emptive right in favour of the Municipality of Swakopmund restricting the sale of the erf will be registered against the title of the property. The purchase price will be payable within 150 days from the date of sale or in 24 equal monthly instalments. A temporary structure according to stated regulations may be erected on the property whilst the property is being paid off to Council.

At the date of a Closed Bid Sale, 5 bid forms will be issued to each registered bidder thereby affording a qualifying bidder the opportunity to submit bids for any five of the erven on offer that day. The attendance of the prospective purchaser or duly appointed proxy at the Town Hall on 9 September or 7 October or 25 November 2016 at 08:00 is compulsory. If no valid representative is present, no bid forms will be handed out and therefore the prospective purchaser will not be able to take part in the bid process. Only bids from registered, qualifying bidders, on municipal bid forms will be accepted.

The Council for the Municipality of Swakopmund is not obliged to accept any bid received and reserves the right to withdraw any or all of the erven from the bid process.

Objections

Full particulars of the above properties will lie for inspection by interested persons at the Main Municipal Office Building, Room BO-22A, between 07:30 – 13:00 weekdays until **Friday, 10 June 2016**. Please contact any of the abovementioned persons. Any person objecting to the proposed sale may lodge such objections in writing, duly motivated, to the Acting Chief Executive Officer, not later than 12:00 on **Tuesday, 14 June 2016**.

NOTICE NO: 20 / 2016

M P C Swarts
ACTING CHIEF EXECUTIVE OFFICER