

ERF LIST – NATURAL & JURISTIC PERSON (BUSINESS) NOTICE NO: 27/2020

No	Erf Number	Township	Zoning	Square Meters (m ²)	WATER, SEWER AND ELECTRICAL CONDITIONS	Access Conditions and Storm Water Conditions	Upset Price (N\$)
1	1478	Rocky Crest	Business Bulk: 0.4	2013	Access may not be taken over the stormwater catchpit, sewer manhole and from within 15m from the intersection. Stormwater catchpit along adjacent Road edge of Road 7. Sewer Manhole along adjacent Road edge of Road 2 and 7. Water and Sewer available. Electricity available.	Steep downward slope into erf along southern erf boundary, sidewalk levels may not be changed for access. No access to be provided over stormwater catchpit. No access within 15.0 meters of intersection. Low area in south western corner of erf, natural flow of stormwater may not be impeded. Points 1 to 8 of the stormwater conditions are applicable.	2 415 600.00
2	1479	Rocky Crest	Business Bulk: 0.4	3848	Access may not be taken over the sewer manhole. Sewer Manhole along adjacent Road edge of Road 2. Water and Sewer available. Electricity available.	Steep downward slope into erf along western and eastern erf boundaries, sidewalk levels may not be changed for access. Natural flow of stormwater may not be impeded.. Point 1 of the stormwater conditions is applicable.	4 617 600.00
3	1480	Rocky Crest	Business Bulk: 0.4	679	No access problem. 1.5m Sewer line and Manhole along South-Western corner of erf. Water and Sewer available. Electricity available.	Steep downward slope into erf along eastern erf boundary, sidewalk levels may not be changed for access. Natural flow of stormwater may not be impeded. Point 1 of the stormwater conditions is applicable.	814 800.00
4	1481	Rocky Crest	Business Bulk: 0.4	641	Access may not be taken over the stormwater catchpit, stormwater junction box, sewer manhole and from within 15m from the intersection. Stormwater catchpit along adjacent Road edge of Road 2. Stormwater junction box along adjacent Road edge of Road 7. Sewer Manhole along adjacent Road edge of Road 7. 1.5m Sewer line along Western boundary of erf. Water and Sewer available. Electricity available.	Steep downward slope into erf along eastern erf boundary, sidewalk levels may not be changed for access. No access to be provided over stormwater catchpit and stormwater junction box. No access within 15.0 meters of intersection. Natural flow of stormwater may not be impeded. Point 1 of the stormwater conditions is applicable.	769 200.00

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5	1482	Rocky Crest	Business Bulk: 0.4	2899	Access may not be taken over the sewer manhole. Sewer Manhole along adjacent Road edge of Road 15. No stromwater concern, point 1 of clause 35 of the Town Planning Scheme applicable. Water and Sewer available. Electricity available.	Steep upward slope into erf along western erf boundary, sidewalk levels may not be changed for access. Natural flow of stormwater may not be impeded. Point 1 of the stormwater conditions is applicable.	3 478 800.00
6	1483	Rocky Crest	Business Bulk: 0.4	687	Access may not be taken over the sewer manhole. Sewer Manhole along adjacent Road edge of Road 15. Water and Sewer available. Electricity available.	Steep upward slope into erf along western erf boundary, sidewalk levels may not be changed for access. Natural flow of stormwater may not be impeded. Point 1 of the stormwater conditions is applicable.	824 400.00
7	1484	Rocky Crest	Business Bulk: 0.4	655	Access may not be taken over the stormwater catchpit, stormwater inlet, sewer manhole and from within 15m from the intersection. Stormwater catchpit along adjacent Road edge of Road 7. Stormwater inlet structure on erf. Sewer Manhole along adjacent Road edge of Road 7. Water and Sewer available. Electricity available.	Steep downward slope into erf along western erf boundary, sidewalk levels may not be changed for access. No access to be provided over stormwater catchpit and stormwater inlet structure. No access within 15.0 meters of intersection. Stormwater inlet structure in south western corner of erf, natural flow of stormwater may not be impeded. Points 1 to 8 of the stormwater conditions are applicable.	786 000.00
8	1485	Rocky Crest	Business Bulk: 0.4	992	Access may not be taken over the sewer manhole. Sewer Manhole along adjacent Road edge of Road 7. Water and Sewer available. Electricity available.	Sidewalk levels may not be changed for access. Natural flow of stormwater may not be impeded. Point 1 of the stormwater conditions is applicable.	1 190 400.00
9	1487	Rocky Crest	Business Bulk: 0.4	882	Access may not be obtained from within 15m from the intersection. Water and Sewer available. Electricity available.	Steep upward slope into erf along western and northern erf boundaries, sidewalk levels may not be changed for access. No access within 15.0 meters of intersection. Natural flow of stormwater may not be impeded. Point 1 of the stormwater conditions is applicable.	1 058 400.00
10	1488	Rocky Crest	Business Bulk: 0.4	943	Access may not be taken over the sewer manhole. Sewer Manhole along adjacent Road edge of Road 16. Water and Sewer available. Electricity available.	Steep upward slope into erf along western erf boundary, sidewalk levels may not be changed for access. Natural flow of stormwater may not be impeded. Point 1 of the stormwater conditions is applicable.	1 131 600.00

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11	1489	Rocky Crest	Business Bulk: 0.4	940	No access problem. Water and Sewer available. Electricity available.	Steep upward slope into erf along western erf boundary, sidewalk levels may not be changed for access. Natural flow of stormwater may not be impeded. Point 1 of the stormwater conditions is applicable.	1 128 000.00
12	1490	Rocky Crest	Business Bulk: 0.4	909	Access may not be taken over the sewer manhole and from within 15m from the intersection. Sewer Manhole along adjacent Road edge of Road 16. Water and Sewer available. Electricity available.	Steep upward slope into erf along western erf boundary, sidewalk levels may not be changed for access. No access within 15.0 meters of intersection (curve). Natural flow of stormwater may not be impeded. Point 1 of the stormwater conditions is applicable.	1 090 800.00
13	1491	Rocky Crest	Business Bulk: 0.4 Building value equals 4 times	776	Access may not be obtained from within 15m from the intersection. Stormwater Inlet structure on erf to catch water. Water and Sewer available. Electricity available.	Steep downward slope into erf along western erf boundary, sidewalk levels may not be changed for access. No access to be provided over stormwater inlet structure. No access within 15.0 meters of intersection. Stormwater trench flowing over erf to stormwater inlet structure in north western corner of erf, natural flow of stormwater may not be impeded. Points 1 to 8 of the stormwater conditions are applicable.	931 200.00
14	1492	Rocky Crest	Business Bulk: 0.4	827	Access may not be taken over the stormwater catchpit and from within 15m from the intersections. Stormwater catchpit along adjacent Road edge of Road 16. 1.5m Sewer line and Manhole along Western boundary of erf. Water and Sewer available (mid-block). Electricity available.	Steep upward slope into erf along northern erf boundary, sidewalk levels may not be changed for access. No access to be provided over stormwater catchpit. No access within 15.0 meters of intersection. Natural flow of stormwater may not be impeded. Point 1 of the stormwater conditions is applicable.	992 400.00
15	1493	Rocky Crest	Business Bulk: 0.4	601	Access may not be taken over the stormwater catchpit. Stormwater catchpit along adjacent Road edge of Road 16. 1.5m Sewer line along Western boundary of erf (mid-block). Water and Sewer available. Electricity available.	Sidewalk levels may not be changed for access. No access to be provided over stormwater catchpit. Natural flow of stormwater may not be impeded. Point 1 of the stormwater conditions is applicable.	721 200.00

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16	1494	Rocky Crest	Business Bulk: 0.4	610	Access may not be taken over the stormwater catchpit. Stormwater catchpit along adjacent Road edge of Road 16. 1.5m Sewer line along Western boundary of erf (mid-block). Water and Sewer available. Electricity available.	Steep downward slope into erf along eastern erf boundary, sidewalk levels may not be changed for access. No access to be provided over stormwater catchpit. Stormwater trench flowing over south western corner of erf, natural flow of stormwater may not be impeded. Points 1 to 8 of the stormwater conditions are applicable.	732 000.00
17	1495	Rocky Crest	Business Bulk: 0.4	843	No access problem. 1.5m Sewer line and Manhole along North-Western corner of erf (mid-block). Water and Sewer available. Electricity available.	Steep downward slope into erf along eastern and southern erf boundaries, sidewalk levels may not be changed for access. No access within 15.0 meters of intersection (curve). Stormwater trench flowing over erf, natural flow of stormwater may not be impeded. Points 1 to 8 of the stormwater conditions are applicable.	1 011 600.00
18	1496	Rocky Crest	Business Bulk: 0.4	796	Access may not be taken over the stormwater catchpit, sewer manhole and from within 15m from the intersection. Stormwater catchpit along adjacent Road edge of Road 16. Sewer Manhole along adjacent Road edge of Road 2. Water and Sewer available. Electricity available.	Steep downward slope into erf along western and southern erf boundaries, sidewalk levels may not be changed for access. No access to be provided over catchpit. No access within 15.0 meters of intersection. Stormwater trench flowing over north eastern corner of erf, natural flow of stormwater may not be impeded. Points 1 to 8 of the stormwater conditions are applicable.	955 200.00
19	1497	Rocky Crest	Business Bulk: 0.4 Building value equals 4 times	576	No access problem. Water and Sewer available. Electricity available.	Steep downward slope into erf along western erf boundary, sidewalk levels may not be changed for access. Stormwater trench flowing over erf, natural flow of stormwater may not be impeded. Points 1 to 8 of the stormwater conditions are applicable.	691 200.00
20	1498	Rocky Crest	Business Bulk: 0.4	566	Access may not be taken over the sewer manhole. Sewer Manhole along adjacent Road edge of Road 2. Water and Sewer available. Electricity available.	Steep downward slope into erf along western erf boundary, sidewalk levels may not be changed for access. Stormwater trench flowing over erf, natural flow of stormwater may not be impeded. Points 1 to 6 of the stormwater conditions are applicable.	679 200.00

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21	1709	Rocky Crest	Business Bulk: 0.4	1226	Access may not be taken over the stormwater catchpit. Stormwater catchpit along adjacent Road edges of Road 2. 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.	Sidewalk levels may not be changed for access. No access to be provided over stormwater catch pit. Stormwater course flowing over erf, natural flow of stormwater may not be impeded. Points 1 to 9 of the stormwater conditions are applicable.	1 471 200.00
22	1710	Rocky Crest	Business Bulk: 0.4	1161	No access problem. 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.	Sidewalk levels may not be changed for access. Natural flow of stormwater may not be impeded. Point 1 of the stormwater conditions are applicable.	1 393 200.00
23	2336	Otjomuise	Business	777	Water, Sewer and Electricity Available		1 126 650.00