



# OTJIWARONGO MUNICIPALITY

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## PUBLIC NOTICE

NOTICE NO: 24/2023

The Municipality of Otjiwarongo hereby informs and invites interested members of the public, of the availability of the below mentioned fully serviced erven for sale "Over the Counter" on the basis of *First Come First Serve*.

No.	Erf No.	Erf size (m <sup>2</sup> )	Density	Zoning	Price /m <sup>2</sup>	Land Price (N\$)
1	4139 Ext. 13 Orw	362	1:300	Single residential	350	126,700
2	4148 Ext. 13 Orw	410	1:300	Single residential	350	143,500
3	4149 Ext. 13 Orw	393	1:300	Single residential	350	137,550
4	4158 Ext. 13 Orw	362	1:300	Single residential	350	126,700
5	4159 Ext. 13 Orw	361	1:300	Single residential	350	126,350
6	4164 Ext. 13 Orw	513	1:300	Single residential	350	179,550
7	4165 Ext. 13 Orw	395	1:300	Single residential	350	138,250
8	4170 Ext. 13 Orw	365	1:300	Single residential	350	127,750
9	4181 Ext. 13 Orw	377	1:300	Single residential	350	131,950
10	4182 Ext. 13 Orw	377	1:300	Single residential	350	131,950
11	4183 Ext. 13 Orw	437	1:300	Single residential	350	152,950
12	4192 Ext. 13 Orw	386	1:300	Single residential	350	135,100
13	4194 Ext. 13 Orw	350	1:300	Single residential	350	122,500
14	4195 Ext. 13 Orw	359	1:300	Single residential	350	125,650
15	4196 Ext. 13 Orw	395	1:300	Single residential	350	138,250
16	4206 Ext. 13 Orw	389	1:300	Single residential	350	136,150
17	4207 Ext. 13 Orw	400	1:300	Single residential	350	140,000
18	4208 Ext. 13 Orw	334	1:300	Single residential	350	116,900
19	4209 Ext. 13 Orw	334	1:300	Single residential	350	116,900
20	4210 Ext. 13 Orw	334	1:300	Single residential	350	116,900
21	4211 Ext. 13 Orw	335	1:300	Single residential	350	117,250
22	4212 Ext. 13 Orw	335	1:300	Single residential	350	117,250
23	4213 Ext. 13 Orw	335	1:300	Single residential	350	117,250
24	4214 Ext. 13 Orw	335	1:300	Single residential	350	117,250
25	4215 Ext. 13 Orw	335	1:300	Single residential	350	117,250
26	4216 Ext. 13 Orw	335	1:300	Single residential	350	117,250
27	4217 Ext. 13 Orw	335	1:300	Single residential	350	117,250
28	4218 Ext. 13 Orw	405	1:300	Single residential	350	141,750
29	4219 Ext. 13 Orw	423	1:300	Single residential	350	148,050
30	4220 Ext. 13 Orw	335	1:300	Single residential	350	117,250
31	4222 Ext. 13 Orw	335	1:300	Single residential	350	117,250
32	4223 Ext. 13 Orw	335	1:300	Single residential	350	117,250
33	4224 Ext. 13 Orw	335	1:300	Single residential	350	117,250
34	4225 Ext. 13 Orw	335	1:300	Single residential	350	117,250
35	4226 Ext. 13 Orw	335	1:300	Single residential	350	117,250
36	4227 Ext. 13 Orw	335	1:300	Single residential	350	117,250
37	4228 Ext. 13 Orw	335	1:300	Single residential	350	117,250
38	4229 Ext. 13 Orw	422	1:300	Single residential	350	147,700
39	4230 Ext. 13 Orw	434	1:300	Single residential	350	151,900
40	4232 Ext. 13 Orw	335	1:300	Single residential	350	117,250
41	4233 Ext. 13 Orw	335	1:300	Single residential	350	117,250
42	4234 Ext. 13 Orw	335	1:300	Single residential	350	117,250
43	4235 Ext. 13 Orw	335	1:300	Single residential	350	117,250
44	4236 Ext. 13 Orw	335	1:300	Single residential	350	117,250
45	4237 Ext. 13 Orw	335	1:300	Single residential	350	117,250
46	4238 Ext. 13 Orw	335	1:300	Single residential	350	117,250
47	4239 Ext. 13 Orw	335	1:300	Single residential	350	117,250
48	4240 Ext. 13 Orw	335	1:300	Single residential	350	117,250
49	4241 Ext. 13 Orw	335	1:300	Single residential	350	117,250
50	4242 Ext. 13 Orw	434	1:300	Single residential	350	151,900
51	4261 Ext. 13 Orw	402	1:300	Single residential	350	140,700
52	4262 Ext. 13 Orw	412	1:300	Single residential	350	144,200
53	4263 Ext. 13 Orw	357	1:300	Single residential	350	124,950
54	4264 Ext. 13 Orw	357	1:300	Single residential	350	124,950
55	4265 Ext. 13 Orw	329	1:300	Single residential	350	115,150
56	4266 Ext. 13 Orw	323	1:300	Single residential	350	113,050
57	4267 Ext. 13 Orw	542	1:300	Single residential	350	189,700
58	4270 Ext. 13 Orw	347	1:300	Single residential	350	121,450
59	4271 Ext. 13 Orw	334	1:300	Single residential	350	116,900
60	4272 Ext. 13 Orw	331	1:300	Single residential	350	115,850

No.	Erf No.	Erf size (m <sup>2</sup> )	Density	Zoning	Price /m <sup>2</sup>	Land Price (N\$)
61	4273 Ext. 13 Orw	357	1:300	Single residential	350	124,950
62	4274 Ext. 13 Orw	357	1:300	Single residential	350	124,950
63	4073 Ext. 13 Orw	1,004	1:125	General Business	550	635,030 (VAT Incl.)
64	4268 Ext. 13 Orw	1,859	1:125	General Residential	450	962,033 (VAT Incl.)
65	4269 Ext. 13 Orw	2,211	1:125	General Residential	450	1,144,193 (VAT Incl.)
66	4276 Ext. 13 Orw	1,423	1:125	General Residential	450	736,403 (VAT Incl.)
67	4277 Ext. 13 Orw	962		Institutional	400	442,520 (VAT Incl.)
68	4385 Ext. 13 Orw	869		General Business	550	549,643 (VAT Incl.)
69	118 FP	1342		Institutional	220	339,526.00 (VAT Incl.)
70	24 FP	1351		Institutional	220	341,803.00 (VAT Incl.)
72	141 HP	1116		Institutional	220	282,348.00 (VAT Incl.)
73	2473 Ext. 6 Ojji	1623	1:125	General residential	600	1,119,870.00 (VAT Incl.)
74	2474 Ext. 6 Ojji	1786	1:125	General residential	600	1,232,340.00 (VAT Incl.)
75	2475 Ext. 6 Ojji	2875	1:125	General residential	600	1,983,750.00 (VAT Incl.)
76	2498 Ext. 6 Ojji	3144	1:125	General residential	600	2,169,360.00 (VAT Incl.)
77	2499 Ext. 6 Ojji	3547	1:125	General residential	600	2,447,430.00 (VAT Incl.)
78	1953 Ojji	5057	1:200	General residential	816,18	4,746,535.60 (VAT Incl.)
79	1954 Ojji	3526	1:200	General residential	816,18	3,309,528.28 (VAT Incl.)
80	2466 Ojji	5749		General Business	800,00	5,289,080.00 (VAT Incl.)

### 1. DATE OF SALE

1.1 **Sale commences: Monday, 13 November 2023** from 09:00 AM at 2 Krefit Street, Municipality Head Office.

1.2 A Briefing Session will be held on **Thursday, 9th of November 2023, 09:00 AM** at Otjiwarongo Municipality Lecture Hall for queries and additional information for interested parties.

### 2. Conditions

- 2.1 Cash payment or Bank Guaranteed Cheque clients to be given priority.
- 2.2 Bank Finance clients (pre-approvals, bank ranking codes, final approvals or pre-qualifications) to be offered payment terms of ninety (90) calendar days to finalize transactions at the financiers for payment.
- 2.3 No limitations shall apply on number of erven to be purchased by a single juristic entity or natural person – provided that they pay cash.
- 2.4 No Erven will be reserved in favor of a juristic entity or natural person unless deposit payment of 50% has been made and should be settled within ninety (90) calendar days. 10% of the deposit to be forfeited should the purchaser forfeit the transaction for any reason.
- 2.5 Purchasers must not be owing or having outstanding even payments with the Municipality.
- 2.6 All erven are sold "voetsoets" without any warranty whatsoever.

### Enquiries:

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**E. MWANYEKANGE**  
 ACTING CHIEF EXECUTIVE OFFICER

