



TSUMEB MUNICIPALITY

STANDARD CONDITIONS OF SALE:

The bidders must be Namibian citizens or Namibian registered companies or organizations.

Residential erven only for first-time buyers.

Council reserves the right to alienate the above listed erven at its discretion.

Prospective buyers must not have any outstanding and/or arrears account with Council.

Bank statements in the name of the bidder for the last six months must be provided when registering for the closed bid sale.

No email or fax applications will be accepted.

The erven will be allocated to the highest bidder on the basis of one erf per person / entity (married couples irrespective of the marital regime are regarded as one entity).

Connected parties defined as per the Income and VAT Act may only be allocated one erf.

Bidders must provide proof of sufficient financing on the date of sale.

The purchase price shall become due and payable to the Council within 90 calendar days from date of sale.

The erven may not be alienated unless a completion certificate is issued in respect of the structural improvements.

The purchasers must erect structural improvements worth at least 4 times the Municipal valuation of the erf. Structural improvements, for purposes of this condition, shall not include the construction of boundary walls or any changes to the subterranean composition of the property.

Purchasers are given 24 months to construct and complete improvements on the erf, failing which; Council reserves the right to repossess the erf.

In the event that the purchaser of an erf is a close corporation, a company or a trust, then, the member's interest in the close corporation or shareholding in the company or interest in the trust, as the case may be, may not be changed without the prior written approval of Council.

Council does not accept under any circumstances any process whereby the purchaser of an erf will be allowed to nominate a third party as the eventual purchaser of the erf. To be more specific, the Council shall not entertain any agent bidding on behalf of a principal or any nominee acting on behalf of a legal entity still to be incorporated.

Caveats be registered against the title deeds of the erven to prevent any contravention of the above conditions.

That the erven are sold voetstoots or as is with the Council giving no warranty or guarantee, whether express or implied, oral or tacit, as to the suitability of the lay-out or situation or subterranean composition of the erven or any improvements thereon. The Council also does not warrant that the services installed at the erven are suitable for the use intended by the purchasers. It is therefore the obligation of the purchasers to verify that the installed electricity, sewage and water connections are suitable for the intended use of the properties.

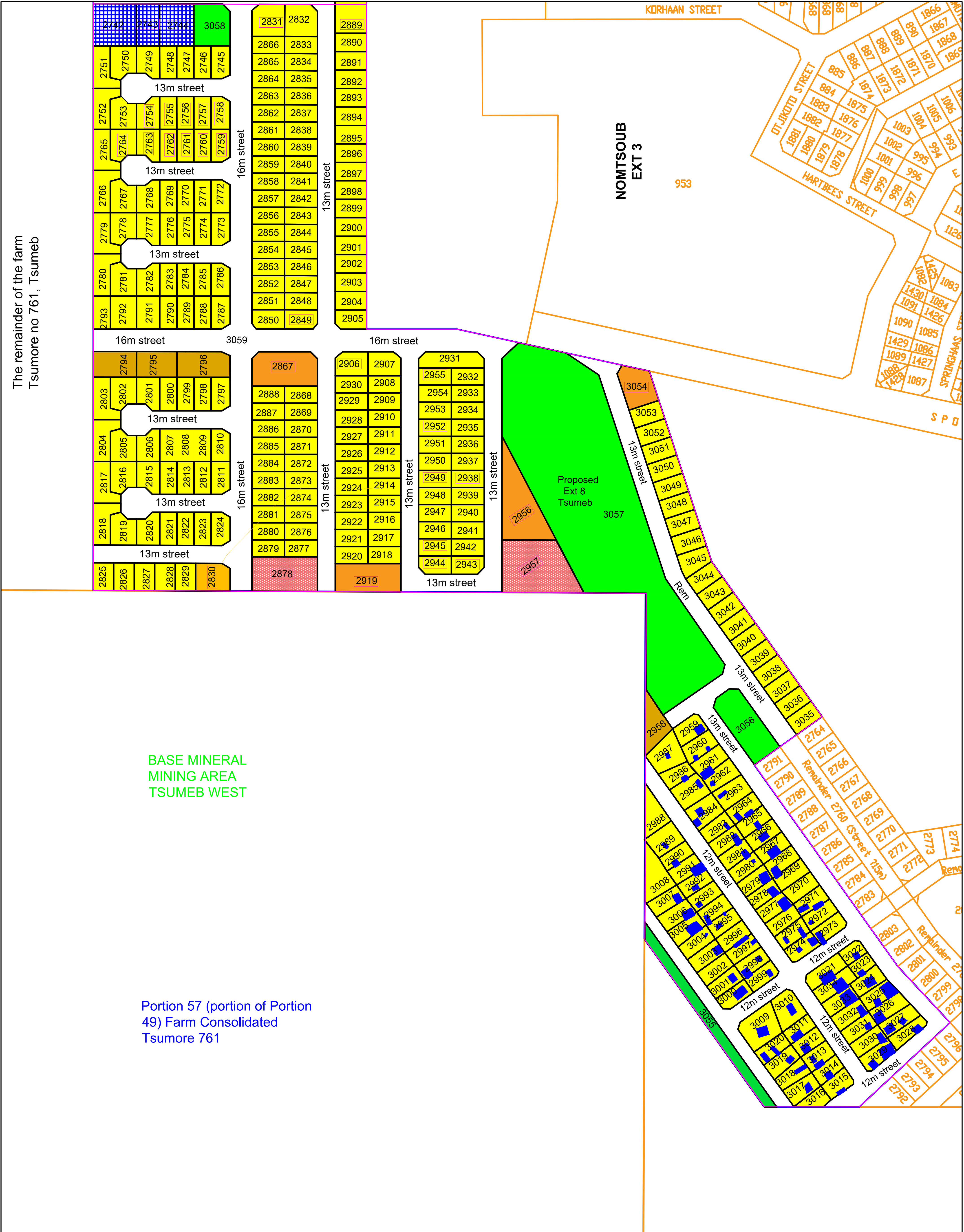
PUBLICATION

More information, standard conditions of sale and maps are available on Council's webpage (www.tsumebmun.org.na) and social media pages.

ITEM	DATE
Closing date of submission of bids	30 APRIL 2025 at 13h00
BID AMOUNT FEE: N\$250.00	
Coordinators and Enquiries:	
Ms. Laina Immanuel-Namboga 067-221056 or limmanuel@tsumebmun.org.na (Technical)	
Mr. Gerson Kautondokua at 067-221056 or gkautondokua@tsumebmun.org.na (Administration)	

FRANS ENKALI
ACTING CHIEF EXECUTIVE OFFICER


Subdivision of Erf 3332, Tsumeb into 317 Erven and Remainder, (Proposed Nomtsoub Extension 8)



LOCALITY MAP

SALES OF ERF 579 TSUMEB EXTENSION 4

Legend

 Tsumeb Mall

ERF 579 TSUMEB EXT4

 Puma Fuel Station, Tsumeb

CENORED

 **Councillor's Office**

MegaSa

Google Earth

Image © 2025 Airbus

90 m



344
CHURCH

342b
RM54
342c

SLT071

SPORT STREET

2725

Rem. 342

MUNICIPAL

342e
342f

RM84

643
642
641
640
674
675

342g
342h
342i

RM82

507
508
509
510
511
512
513
637
638
639
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611
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609
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615

STREET

RM53

342a
2729

2730
2731

TREE STREET

337

341

340

339

338

336
TRAINING

SCHOOL
PRIMAR
B54

5