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PUBLIC NOTICE

Estate Agent Signboards in Windhoek

The Municipal Council of Windhoek reminds all Estate Agents that Estate Agents must get approval before putting up any
"For Sale," "To Let," "Sold," or "On Show" boards in the city's borders.

Legal Requirement

Under the Local Authorities Act (Act 23 of 1992), as amended and Outdoor Advertising Regulations by Government Notice No. 254 of 7 August 2008, Estate Agents cannot display advertising signs without written permission from the Municipal Council of Windhoek.

Who Must Apply?

If a practicing Estate Agent with a valid NEAB Fidelity Fund Certificate wishes to display Estate Agent Signboards in the city's road reserves, the Estate Agent must apply for an Estate Agents' Signboard Annual License before 31 January each year.

How to Apply?

1. Obtain the Application Form:

- Download from www.windhoekcc.org.na → downloads → economic development & community services → estate agents application form
- Collect at Counter No. 3, Customer Care Centre (Town House)
- Request via email: OutdoorAdvertising@windhoekcc.org.na

2. Submit the Completed Form:

- Email to OutdoorAdvertising@windhoekcc.org.na
- Or deliver to Counter No. 3, Customer Care Centre

3. Pay the License Fee:

- N\$ 4302.10 (excl. VAT) per agent per year (2025/2026)
- Pay at any City of Windhoek Cash Hall or via EFT:
 - Bank: FNB
 - Account No.: 62012146115
 - Use the Sundry Invoice Number as reference
- Email proof of payment to OutdoorAdvertising@windhoekcc.org.na

The license will only be processed once payment is confirmed.

SCAN HERE FOR
THE FORM



Penalties for Non-Compliance

If an Estate Agent displays signs without a valid license:

- Council may remove signs without warning
- Estate Agent will be charged N\$ 460.67 (excl. VAT) per sign (confiscation fee)
- Estate Agent may be fined N\$ 1000.00 per sign per day, up to N\$ 6000.00

CONTACT

Outdoor Advertising Unit
Tel: +264 290 3002 / 3198 / 2576
Email: OutdoorAdvertising@windhoekcc.org.na





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NEXT PUBLICATION: ISSUE 610 | 30 OCTOBER 2026

Simone Kühn

General Manager

☎ 081 354 9614

simone@propertynews.com.na

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Shaun Durant

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THE PINNACLES | NS 90 000 PM



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FOR DEVELOPERS

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EISENHEIM | NS 4 000 000



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10KM NORTH OF OKAHANDJA | NS 10 600 000



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51 On Lazarett (Unit 8)



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FAMILY HOME!!

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KLEINE KUPPE - N\$ 2 300 000



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WHK CENTRAL - N\$ 1 732 000 PTY



SUNSET VIEWS!!

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EISENHEIM - N\$ 1 160 000



SOLE MANDATE

VIEWS!!

A modern 71m2, 2 bedroom unit, 1 bathroom, kitchen with granite finishes, 2 balconies, of which one is approx. 30 m2, ideal for private entertaining, overlooking a green area. And one covered secure parking.

EROS PARK - N\$ 35 000 PM



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ABOUT URIPI

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Uripi is Principal/Founder of Sell Fast Real Estates & Auctions. She is a licensed Real Estate practitioner & Auctioneer Agent. Having worked in real estate for many years now, Uripi continues to set remarkable sales benchmarks in real estate.



ABOUT JOAN

081 445 9386 • joan@sellfast.com.na

Joan strives to deliver a timely response to customer requests and hence intends to set high standards and work procedures for outstanding service delivery.



ABOUT FELICIA

081 459 0954 • feliciajanivia9@gmail.com

Felicia is a passionate and dedicated real estate agent at Sell Fast Real Estate & Auctions, proud to be part of an award-winning team committed to excellence in the Namibian real estate market.



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My dedication to understanding each client's unique needs allows me to provide tailored solutions that achieve their real estate goals.



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Widely known as JT, is a highly experienced real estate agent with over five years in the industry. Renowned for strong sales performance and sharp negotiating skills, JT approaches every deal with confidence, professionalism, and an optimistic mindset.



ABOUT EMILIA

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With a strong understanding of the local property market and a commitment to excellence, she specializes in selling, and investing in residential properties.



ABOUT VITJITUA

081 319 7865 • propertymanager@sellfast.com.na

Vitjitua Ndjavera is a detail-oriented Property Manager with strong skills in tenant relations, property maintenance, and financial management.



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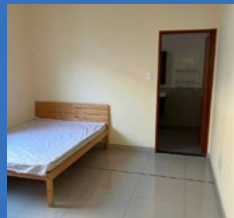
PROPERTY FOR SALE ACADEMIA EXT 1



STUDENT ACCOMMODATION POTENTIAL

This impressive 13-bedroom property in Academia Ext 1 offers generous living space, multiple kitchens and excellent security — just a 4-minute walk from UNAM

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WHY COST PLANNING IS THE BACKBONE OF SUCCESSFUL DEVELOPMENTS.

In today's evolving property landscape, successful developments are no longer defined by design alone. Financial control and strategic cost planning have become critical factors in determining whether a project thrives — or struggles.

Cost planning is the process of forecasting, managing and controlling expenses throughout a project's lifecycle. While it may seem straightforward, its impact is significant. Poor cost planning can lead to budget overruns, delays and compromised quality.

One of the key challenges in the property industry is the assumption that costs can be adjusted later. In reality, decisions made early in the design phase have the greatest financial impact. This is where Professional Registered Quantity Surveyors add value from the outset — ensuring that concepts align with realistic budgets.

Market conditions also play a major role. Fluctuations in material prices, labour costs and supply chain disruptions can quickly affect project viability. Having a clear cost plan allows developers and investors to anticipate these changes and make informed decisions.

Another important aspect is scope clarity. Many projects experience cost overruns not because of major design changes, but due to small, undefined elements that were overlooked early on. These often result in variations during construction, leading to additional costs and time delays.

Effective cost planning is not about cutting costs — it is about spending wisely. It ensures that resources are allocated efficiently, risks are managed proactively and the overall value of the project is maximised.

For developers and investors, this translates into greater confidence. Projects that are properly planned financially are more likely to stay on track, meet expectations and deliver sustainable returns.

As the property industry continues to grow and evolve, the importance of cost planning will only increase. It remains one of the most powerful tools in ensuring that developments are not only visually impressive — but also financially successful.

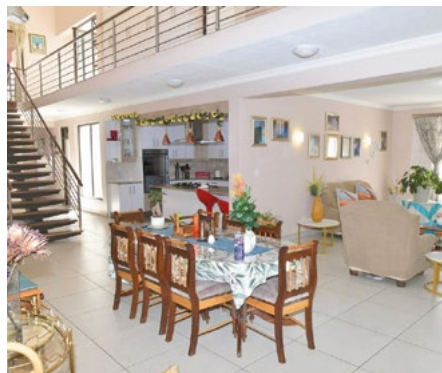
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**OKAHANDJA****N\$ 1 100 000**

3 | 2 | 1

WEB: 3191421

Stylish townhouse ideally situated in the heart of town, just a 30-minute drive from Windhoek. Offering 110m² of comfortable living, it features a double carport, built-in braai area and excellent security, perfect for modern, convenient living.

Elaine Bruyns +264 81 619 4557**KLEINE KUPPE****N\$ 3 885 000**

3 | 3 | 2

WEB: 4546545

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Cathy Kruger +264 81 129 5491**HOCHLAND PARK****N\$ 4 100 000**

5 | 4 | 2

WEB: 5212831

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Mariette van Niekerk +264 81 381 7303**SUIDERHOF****N\$ 5 700 000**

7 | 7 | 2

WEB: 4566048

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Leonard Namwiha +264 81 311 3636**AUASBLICK****N\$ 8 250 000**

5 | 5 | 3

WEB: 4523475

An impressive residence offering generous proportions, privacy and a warm, inviting atmosphere. Designed for effortless entertaining and modern convenience. This 671m² home also includes a separate one-bedroom flat. Ideal for guests, extended family or additional income.

Rico Lombard +264 81 659 3959**OLYMPIA****N\$ 8 535 000**

8 | 4 | 2

WEB: 5040300

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terrace. Double garage.
WEB REF 2472731



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WEB REF 2472113



SWAKOPMUND KRAMERSDORF | VARIOUS

NEW DEVELOPMENT COMING SOON
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apartments.



SWAKOPMUND VOGELSTRAND | N\$ 15 750 000

WALK DOWN THE STREET TO THE BEACH
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bedrooms, 2 separate units, landscaped garden,
paved yard and 4 garages.
WEB REF 2564347



SWAKOPMUND KRAMERSDORF | N\$ 12 700 000

SPECTACULAR HOME WITH DUNE VIEWS.
Open plan living room. Built in bar with fireplace and
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4 bedrooms, each with ensuite bathroom.
2 separate 2 bedroom flats with 3 garages.
WEB REF 2488737



SWAKOPMUND KRAMERSDORF | N\$ 9 900 000

MODERN HOME
Multiple living areas, fully fitted kitchen with
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WEB REF 2487704

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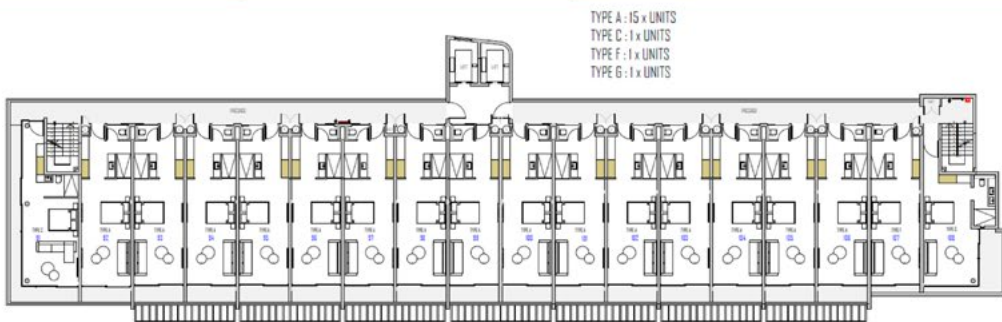
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KLEIN WINDHOEK

KLEIN WINDHOEK

ELISENHEIM

N\$ 1 700 000

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OLYMPIA

ELISENHEIM

N\$ 3 060 000

ELISENHEIM

EROS

ELISENHEIM

N\$ 2 825 000

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N\$ 2 800 000

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N\$ 4 475 000

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N\$ 2 800 000

SUSAN CURTIS
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NELS
ESTATES

SWAKOPMUND
N\$ 10 050 000

SUSAN CURTIS
ESTATES

SWAKOPMUND
N\$ 10 500 000

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VOGELSTRAND

NELS
ESTATES

SWAKOPMUND
N\$ 1 430 000

SUSAN CURTIS
ESTATES

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SWAKOPMUND
N\$ 3 150 000

SUSAN CURTIS
ESTATES

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16 October 2026



SHOULD YOU BUY THE “Ugly” HOUSE ON A **GREAT STREET**?

While buyers naturally gravitate towards homes that look picture-perfect in listing photos, the freshly renovated home isn't always the smartest purchase. An outdated kitchen, questionable paint colour or old bathroom can always be upgraded but a noisy road, poor access, or the wrong neighbourhood can't.

According to Adrian Goslett, CEO and Regional Director of REMAX Southern Africa, when it comes to property, the oldest rule in the book still remains strong: location trumps everything, even renovations.

“While modern upgrades and lifestyle features can boost a home's appeal, no amount of investment can make up for a poor location. An outdated home in a desirable neighbourhood can offer more long-term potential than a renovated property in an undesirable area.”

This sentiment is echoed by Kobie Potgieter, Broker/Owner of REMAX Independent Properties, who notes that the one thing money can't buy is a great location.

“Overcapitalising in the wrong area is a mistake we still see too often. Always upgrade within the ceiling of your suburb. If the street doesn't support your improvements, you're just throwing good money into a bad investment,” she advises.

While buyers shouldn't overlook an outdated property, Goslett advises prospective buyers to know the difference between a home that needs a little cosmetic attention and one that has more serious underlying issues.

“Structural cracks, serious damp, poor workmanship or major electrical and plumbing issues are a very different situation compared to outdated finishes. Cosmetic changes can often be addressed relatively easily and over time, whereas more serious defects can be costly to repair.” Goslett notes that a professional inspection can help unearth these defects before the buying process begins.

Beyond assessing the condition of the property itself, buyers also need to consider what the “perfect location” means for them. Barbara Larney, Broker/Owner of REMAX Wine and Whales, points out that the ideal location is subjective and will depend largely on a buyer's lifestyle, family needs and future plans.

“Urban vibrancy, suburban calm, or proximity to nature all appeal differently depending on your priorities. Taking time to evaluate what environment supports your goals and wellbeing ensures you choose a location that delivers sustainable value and satisfaction for years to come,” explains Larney.

“Sometimes the right home isn't the one that looks the greatest in pictures. A good agent can help you look beyond cosmetic flaws, understand the potential of the property and, decide whether a location and home are right for you,” concludes Goslett.



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Koep & Partners t/a Bowmans

beate.loch@bowmanslaw.com
willem.kotze@bowmanslaw.com
mark.dyakugha@bowmanslaw.com

+264 83 728 2700 | info-na@bowmanslaw.com | www.bowmanslaw.com



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