



PROPERTY AUCTION

4 Bedroom 2.5 Bathroom Residential Property

Bonaeropark, Kempton Park

Land Size – 872m²

37 AEROPARQUE STREET | Bonaero Park, Kempton Park, 1622
Erf 22 Bonaeropark City of Ekurhuleni Metropolitan Municipality Gauteng

INSOLVENT DECEASED ESTATE

Duly Instructed by the Executors/Administrators of Insolvent Late Estate – M Barnardo (Estate No. 037445/2021)



BID LIVE ONLINE VIA WEBCAST

Contact for further information:

Andile Malapela

Cell: 071 662 2097

Email: andilem@wh.co.za

(Property Practitioner – Certificate Number
202401071763747)

Joshua Pelkowitz

Cell: 072 536 5482

Email: joshuap@wh.co.za

(Property Practitioner – Certificate Number 2023332289)

Auction Date:

Wednesday, 28 May 2025 @11am

Venue:

Online @ www.whauctions.com

Auctioneer:

Joshua Pelkowitz

Viewing/Show day(s):

BY APPOINTMENT



GUIDELINE OF THE AUCTION

Auction Date & Venue: **Wednesday, 28th May 2025 @ 11am** online @ www.whauctions.com

Registration: Bidders can register at any time prior to auction on www.whauctions.com. Identity and FICA documents are required in order to register for the auction.

All potential buyers are required to pay a registration fee of **R25 000** in order to bid at the auction. This amount can be paid either by bank guaranteed cheque or EFT into the Auctioneer's trust account.

Once registered each buyer will be issued with a buyer's card reflecting a buyer's number.

Upon signature of the registration documents, all buyers will have acknowledged and accept the Terms and Conditions as set out in the Rules of Auction.

Registration Fee: R25 000.00 (Refundable to unsuccessful bidders)

Buyer's Premium: 6% (Excl. VAT) of the hammer price

Deposit payable: 16.9% of bid price on fall of the hammer

Confirmation period: 21 business days

Balance of the purchase price payable within 21 business days after confirmation of sale.

A deposit of 16.9% is payable on the fall of the hammer. This percentage is made up of the commission payable by the successful bidder of 6% plus VAT (namely 6.9%) plus a 10% deposit on the purchase price of the Property.

The auctioneers have the right to regulate the bidding at the auction. When the auctioneer knocks down the property to the highest bidder the successful bidder will sign the Conditions of Sale on the day.

For queries regarding the properties on auction contact:

Joshua Pelkowitz: 072 536 5482

Andile Malapela: 071 662 2097

WH Auctioneers offices: 011 574 5700

TERMS OF THE SALE

- The properties are sold Voetstoots and NOT SUBJECT TO VACANT OCCUPATION
- PURCHASER'S commission of 6% plus VAT over and above the bid price
- 16.9% deposit payable by Purchaser on fall of the hammer.
- Offers are non-suspensive and not subject to alteration on pre-approved conditions.
- Offers are on a cash-basis and not subject to finance.
- Occupational interest of 1% of the bid price per month levied from date of occupation.
- Purchaser responsible for the Electrical, Plumbing, Gas and Borer Beetle Certificates where applicable

The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.

Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388

Directors: S. Winterstein, P. Narainsamy, N. Hunsraj

578 16TH ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA

WWW.WHAUCTIONS.COM

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HOW TO BID ON WEBCAST

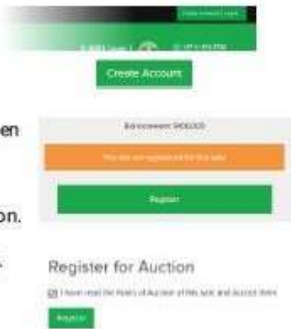
Webcast Auctions at www.whauctions.com



REGISTERING FOR WEBCAST AUCTIONS

1. Firstly you will need to create an account with us (once-off). You can do this by clicking on the create account link at the top of any page at whauctions.com.
2. To register for an online auction - login and then either click on the relevant link on the home page or select the auction from the auction calendar, and click on the green 'register for this sale' or 'register' button on any item.
3. We will email you an auction registration form & banking info for the deposit. Complete the form and email back to us along with the other relevant documentation. When you are approved a confirmation email will be sent to the email address you signed up with and you can begin bidding online or wait for the live auction closing.

A refundable deposit will be requested. We will also require documents for FICA purposes. Banking details & auction info will be emailed to you when you register for an auction.



For all auctions conducted by WH Auctioneers, our Rules of Auction comply with section 45 of the CPA, Act 68 of 2008. FICA compliance is mandatory to register for our auctions.

See next page for screenshots of the Webcast bidding screens.

whauctions.com

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AUCTIONEERS

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GENERAL

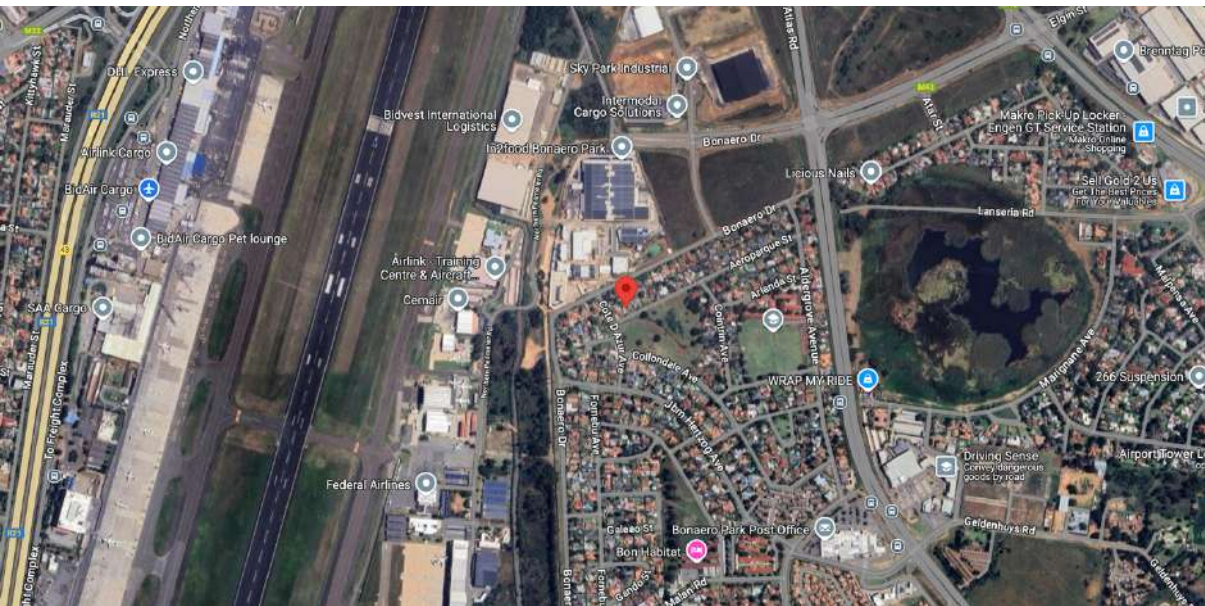
Property Address: 37 Aeroparque Street, Bonaero Park, Kempton Park, 1622.
Erf & Suburb & City: Erf 22 Bonaeropark City of Ekurhuleni Metropolitan Municipality.

TITLE DEED INFORMATION

Title Deed No. T10886/2018
Erf Size: 872m²

LOCALITY

Bonaero Park is a southeastern suburb of Kempton Park, Ekurhuleni, in Gauteng province, South Africa. It lies directly next to OR Tambo International Airport, the busiest airport in Africa. Bonaero Park was built in the 1960s to house employees from the nearby military aircraft factory owned by Atlas Aircraft Corporation. In 1992 Atlas was absorbed into a new entity known as Denel, becoming part of Denel Aviation.



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DESCRIPTION OF IMPROVEMENTS

The subject property consists of a 872m² single story in Bonaeropark. Improvements include:

- 4 bedrooms
- 2.5 Bathroom
- Storeroom
- Laundry room
- Kitchen
- Living room/Lounge
- Dining room
- Patio
- Garden
- Swimming pool
- Three undercover parking

The single story is plaster and painted, single storey dwelling with a pitched IBR roof. The dwelling comprises of four bedroom with built-in cupboards with the main bedroom with a walk-in closet, kitchen (with wooden built-in cupboards), Livingroom/lounge, dining room, store room and a laundry room. There is a patio that links the house to the spacious yard with a pool.

Condition

The property is in a fair maintenance condition.

Disclaimer

A structural survey of the buildings has not been undertaken and will not form part of this report. All structural and maintenance information are as per information provided by the owners upon visiting the site. Neither the Seller nor the Auctioneer warrant the availability of any buildings plans and the property is not being sold subject to the provision or registration of such plans and this will be the responsibility of the Purchaser if required by the local authority.

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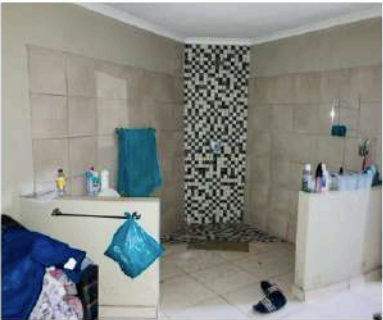
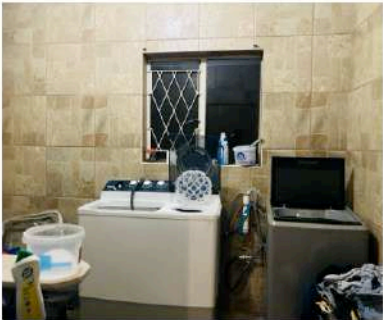
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SITE PHOTOGRAPHS



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MUNICIPAL ACCOUNT



www.ekurhuleni.gov.za

City of Ekurhuleni

a partnership that works

KEMPTON PARK CUSTOMER CARE CENTRE

PO BOX 2300
KEMPTON PARK
1620

Phone: 0860 543 000
Email: callcentre@ekurhuleni.gov.za
Twitter: @EMM_Call_Centre

COPY TAX INVOICE

VAT Reg No. 4280193493

Invoice number: 17092049812024/09/10

Page 1 of 2

Name	M BARNARD		Account Number	1709204981	
Ward Number	23	Payments Included Until	2024/05/10		Vat Reg. No.
Street Address		Electricity / Water Deposit		Statement Date	
37 AEROPARQUE STREET		Cash	4584.13	Guarantee	0.00
Township		Valuation		2024/09/11	
BONAEROPARK		Site	Improvements		Total Value
			1030000		1030000
ERP Number	P23 030 00000022	Portion	00003 0000 0000		Area m2
				872	
Date	Icon	Details		Charge (excl. VAT)	VAT
08/20		BALANCE BROUGHT FORWARD		7821.20	7821.20
		SUB TOTAL		7821.20	7821.20
09/10		INTEREST ON ARREARS		34.68	34.68
PROPERTY RATES					
09/11		PROPERTY RATES RESIDENTIAL		988.90	988.90
09/11		VA-VALUE-EXCLUSION		-144.00	-144.00
ELECTRICITY					
09/11		FIXED CHARGE		71.34	10.70
09/11		METER-NO 63081 TARIFF: ELB-RESIDENTIAL 230/			82.04
		Curr = 41517 Prev = 40767 Cons = 850			
		Reading dates: Curr 24/08/27 Prev 24/06/25			
		850.000 kWh		2698.83	404.82
09/11		METER-NO 63091 TARIFF: ELB-RESIDENTIAL 230/			3103.65
		INTERIM REVERSAL 446.000 kWh		-1429.61	-214.44
					-1644.05
REFUSE REMOVAL					
09/11		REFUSE-DOMESTIC 240L BIN		222.88	33.43
WATER SERVICE					
09/11		METER-NO 191120610 TARIFF: WATER-RESIDENTIAL			
		Curr = 2249 Prev = 2228 Cons = 21			
		Reading dates: Curr 24/08/27 Prev 24/07/24			

30 Days

60 Days

90 Days

90+ Days

Total Charge (excl. VAT)

Total VAT

Total Charge (incl. VAT)

3835.04

2341.51

0.00

0.00


11286.18

388.11

11676.27

Amount in Advance0.00Due Date2024/10/04Amount Payable11677.00

MESSAGE



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City of Ekurhuleni

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REMITTANCE ADVICE

VAT Reg No. 4280193493




402

1709204981

payCity

71013 1708 2048 81



1709204981

payCity

115441709204981

Name

M BARNARD

Account Number

1709204981

Due Date

2024/10/04

Amount Payable

11677.00

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LEVIES



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COPY TAX INVOICE
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Invoice number: 17092049812024/09/10
Page 2 of 2

Name	M BARNARDO		Account Number	1709204981	
Ward Number	23	Payments Included Until	2024/09/10	Vat Reg. No.	
Street Address		Electricity / Water Deposit		Statement Date	
		Cash	Guarantee		
37 AEROPARQUE STREET		4584.13	0.00	2024/09/11	
Township		Valuation		Total Value	
		Site	Improvements		
BONAEROPARK			1030000	1030000	
ERF Number	R23 000 00000022	Portion	00000 0000 0000	Area m2	872
Date	Icon	Details		Charge (excl. VAT)	VAT
		WATER 21 kl		628.83	94.32
		SEWERAGE			
		SEWER-RESIDENTIAL 21 kl		395.21	59.28
09/11		TOTAL CURRENT LEVY 3855.07			454.49

30 Days	60 Days	90 Days	90+ Days	Total Charge (excl. VAT)	Total VAT	Total Charge (incl. VAT)
3855.04	2341.51	0.00	0.00	11268.16	388.11	11676.27
Amount In Advance		0.00	Due Date	2024/10/04	Amount Payable	11677.00

MESSAGE



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Name	M BARNARDO
Account Number	1709204981
Due Date	2024/10/04
Amount Payable	11677.00

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Property Condition Report in terms of The Property Practitioners Act 22 of 2019

	YES	NO	N / A
I am aware of the defects in the roof.		X	
I am aware of the defects in the electrical systems.		X	
I am aware of the defects in the plumbing system, including in the swimming pool.		X	
I am aware of the defects in the heating and air conditioning systems, including the air filters and humidifiers.		X	
I am aware of the defects in the septic or other sanitary disposal systems.		X	
I am aware of any defects to the property and/or in the basement or foundations of the property, including cracks, seepage and bugles. Other such defects include, but are not limited to, flooding, dampness or wet walls and unsafe concentrations of mould or defects in drain tiling or sump pump.		X	
I am aware of structural defects in the Property.		X	
I am aware of boundary line dispute, encroachments or encumbrances in connection with the Property.		X	
I am aware that remodelling and refurbishment have affected the structure of the Property.		X	
I am aware that any additions or improvements made to or any erections made on the property, have been done or were made, only after the required consents, permissions and permits to do so were properly obtained.		X	
I am aware that a structure on the Property has been earmarked as a historic structure or heritage site.		X	

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ADDITIONAL INFORMATION

The property is in a fair maintenance condition.

Signed on Behalf of Seller at _____ on _____ 2025

Signed on Behalf of Agent at _____ on _____ 2025

Signed on Behalf of Purchaser at _____ on _____ 2025

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