



PROPERTY AUCTION

2 Bedroom 2 Bathroom Residential Property

Phumula, Roodekop Ext 21

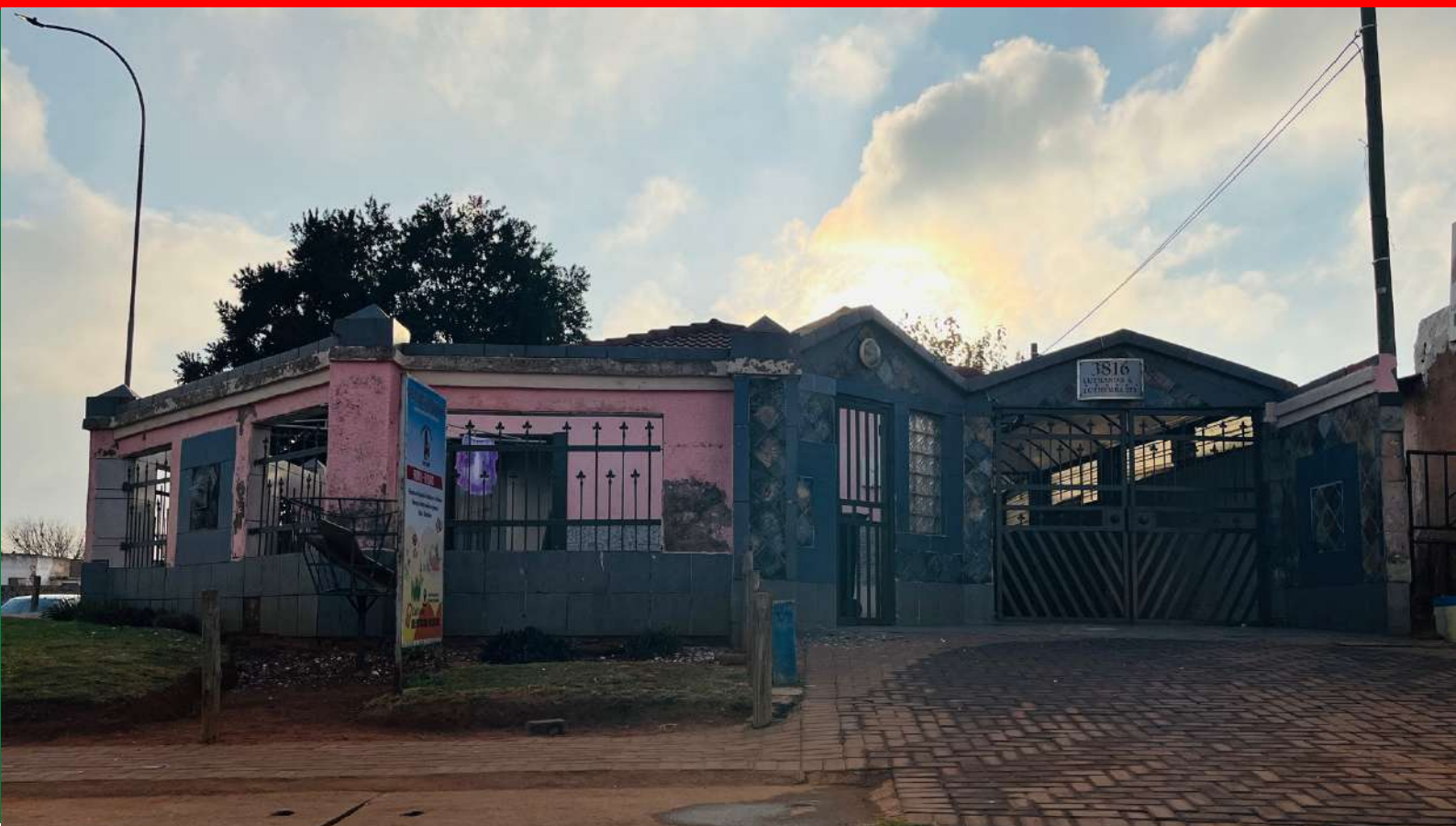
Land Size – 215m²

43 LUTHANDO I Roodekop, Germiston, 1401

Erf 3816 Roodekop Ext 21 City of Ekurhuleni Metropolitan Municipality Gauteng

INSOLVENT ESTATE

Duly Instructed by the Executors/Administrators of Insolvent Estate – NL Nkosi (Master Ref. T3039/13)



BID LIVE ONLINE VIA WEBCAST

Contact for further information:

Lebogang Sekhitla

Cell: 083 377 9880

Email: lebogangs@wh.co.za

(Property Practitioner)

Joshua Pelkowitz

Cell: 072 536 5482

Email: joshuap@wh.co.za

(Property Practitioner – Certificate Number 2023332289)

Auction Date:

Thursday, 24 July 2025 @11am

Venue:

Online @ www.whauctions.com

Auctioneer:

Joshua Pelkowitz

Viewing/Show day(s):

BY APPOINTMENT



GUIDELINE OF THE AUCTION

Auction Date & Venue: **Thursday, 24th July 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: 5% (Excl. VAT) of the hammer price

Deposit payable: 15.75% 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 15.75% is payable on the fall of the hammer. This percentage is made up of the commission payable by the successful bidder of 5% plus VAT (namely 5.75%) 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

Lebogang Sekhitla: 083 377 9880

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 5% plus VAT over and above the bid price
- 15.75% 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

The auction is conducted in terms of the Regulations relating to auctions contained in The Consumer Protection Act 68 of 2008 and notice is given that all sales are subject to a minimum reserve unless otherwise stated. Descriptions mentioned herein are not guaranteed by the auctioneers and are as supplied.

Registered with PPRA

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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: 43 Luthando Street, Roodekop, Germiston, 1401

Erf & Suburb & City: Erf 3816 Roodekop Ext 21 City of Ekurhuleni Metropolitan Municipality

TITLE DEED INFORMATION

Title Deed No. T22685/2007

Erf Size: 215m²

LOCALITY

Roodekop is a suburb that is located in Germiston, on the Eastrand in Gauteng.



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DESCRIPTION OF IMPROVEMENTS

The subject property consists of a 215m² single story property in Roodekop, Germiston. WH was not granted access on date of inspection, however the occupants provided a brief description of the improvements. Together with their information and based on experience with similar properties, we assume improvement include:

- 2 Bedroom
- 2 Bathroom
- Kitchen
- Living room/Lounge
- Dining room
- Undercover Parking
- 2 Outside Rooms with a kitchen
- Outside Toilet

The single story is plaster and painted, single storey dwelling with a pitched tile roof. The dwelling comprises of two bedroom with built-in cupboards, kitchen (with wooden built-in cupboards), Livingroom/lounge, dining room, and toilet.

There is an out building with two rooms, kitchen and toilet.

Condition

The property is in a fair maintenance condition, the exterior of the property requires maintenance and painting.

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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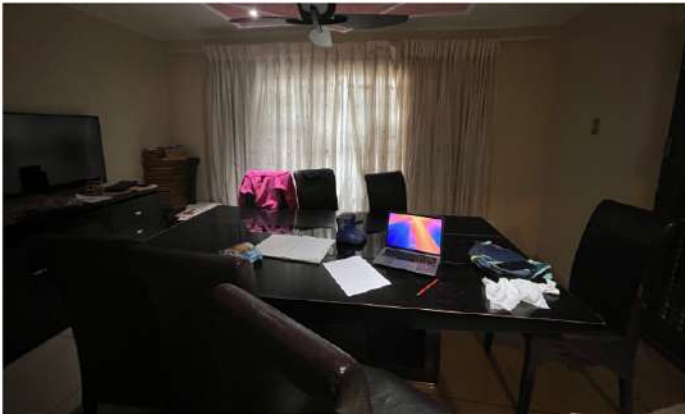
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SITE PHOTOGRAPHS



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MUNICIPAL ACCOUNT



www.ekurhuleni.gov.za

City of Ekurhuleni
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GERMISTON SDC
PO BOX 145
GERMISTON
1401

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

COPY TAX INVOICE
VAT Reg No. 4280193493
Invoice number: 26043137502025/06/16
Page 1 of 1

Name	LN NKOSI	Account Number	2604313750		
Ward Number	95	Payments Included Until	2025/06/16		
Street Address		Electricity / Water Deposit	Statement Date		
43 LUTHANDO STREET		Cash 0.00 Guarantee 0.00	2025/06/17		
Township		Sectional Title	Property Valuation		
ROODEKOP EXT 21		Sectional Title Name Unit No.	Total Value		
			571 000		
ERF Number	N26 021 00003816	Portion	00000 0000 0000		
		Area m2	215		
Date	Icon	Details	Charge (excl. VAT) VAT Charge (incl. VAT)		
05/17		BALANCE BROUGHT FORWARD	62045.73		62045.73
		SUB TOTAL	62045.73		62045.73
06/17		INTEREST ON ARREARS	417.32		417.32
PROPERTY RATES					
06/17		PROPERTY RATES RESIDENTIAL	548.16		548.16
06/17		VA-VALUE-EXCLUSION	-144.00		-144.00
REFUSE REMOVAL					
06/17		REFUSE: DOMESTIC 240L BIN x 1 units	222.88	33.43	256.31
		TOTAL CURRENT LEVY 1077.79			

30 Days1072.04

60 Days1066.29

90 Days1069.59

90+ Days58837.81


Total Charge (excl. VAT)63090.09

Total VAT33.43

Total Charge (incl. VAT)63123.52

Amount In Advance0.00Due Date2025/07/16Amount Payable63124.00

MESSAGE




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City of Ekurhuleni
a partnership that works


GERMISTON SDC
PO BOX 145
GERMISTON
1401

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


REMITTANCE ADVICE
VAT Reg No. 4280193493




2604313750



115442604313750



71013 2604 3137 50



Scan to Pay

Name
LN NKOSI

Account Number
2604313750

Due Date
2025/07/16

Amount Payable
63124.00

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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, the exterior of the property requires maintenance and painting.

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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