

# PROPERTY FOR SALE



**3 Bedroom 1 Bathroom House – Bloubosrand Ext 11**

**Guest Cottage, Braai Area, Double Garage**

**Erf Size: 766m<sup>2</sup>**

128 Agulhas road, Bloubosrand, GAUTENG

Erf 1207 BLOUBOSRAND EXT 11 CITY OF JOHANNESBURG, GAUTENG

## LIQUIDATION

**TM SKZ PROPERTIES (PTY) LTD (IN LIQUIDATION) "TM SKZ" MASTER'S REFERENCE NO. G733/2023**



Contact for further info:

WH Auctioneers Properties (PTY) Ltd

578 16th Road, Randjespark, Midrand

Tel: 0115745700

Registered Firm with PPRA – (Certificate Number 2023119384)

[www.whauctions.com](http://www.whauctions.com)

**Tshepo Tlhabanelo**

Cell: 079 157 5111

Email: [tshepot@wh.co.za](mailto:tshepot@wh.co.za)

(FFC Number - 202401072763626)

**Daniel Pelkowitz**

Cell: 072 360 7510

Email: [danielp@wh.co.za](mailto:danielp@wh.co.za)

(FFC Number - 2023332288)



## 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

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*The way auctions should be.*

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Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388  
Directors: S. Winterstein, P. Narainsamy, N. Hunsraj

578 16<sup>TH</sup> ROAD, RANDJESPARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054  
TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA  
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## 1. GENERAL

Property Address: 128 Agulhas road, Bloubosrand, GAUTENG

Erf & Suburb & City: Erf 1207 BLOUBOSRAND EXT 11 CITY OF JOHANNESBURG, GAUTENG

## 2. TITLE DEED INFORMATION

Municipality: City of Johannesburg

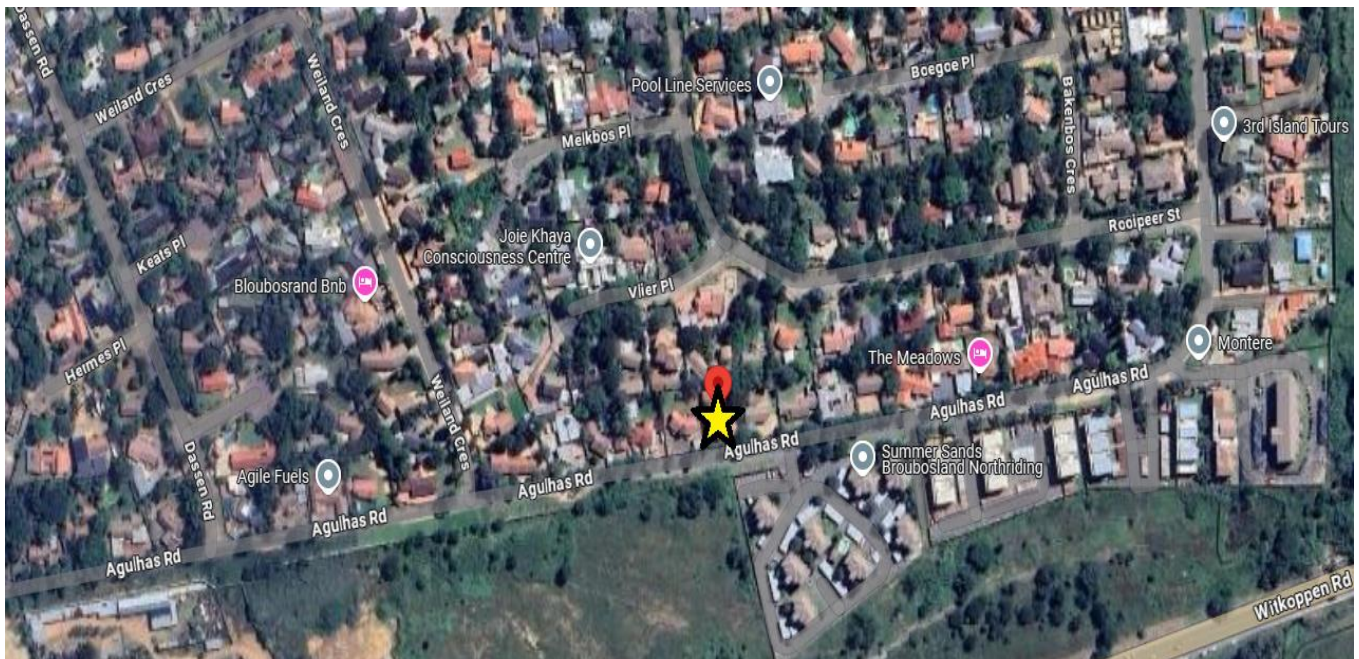
Title Deed No: T10746/2019

Section Sizes: 766m<sup>2</sup>

Zoning: Residential

## 3. LOCALITY

Bloubosrand is a suburb northwest of Johannesburg, South Africa. It is located in Region A of the City of Johannesburg Metropolitan Municipality



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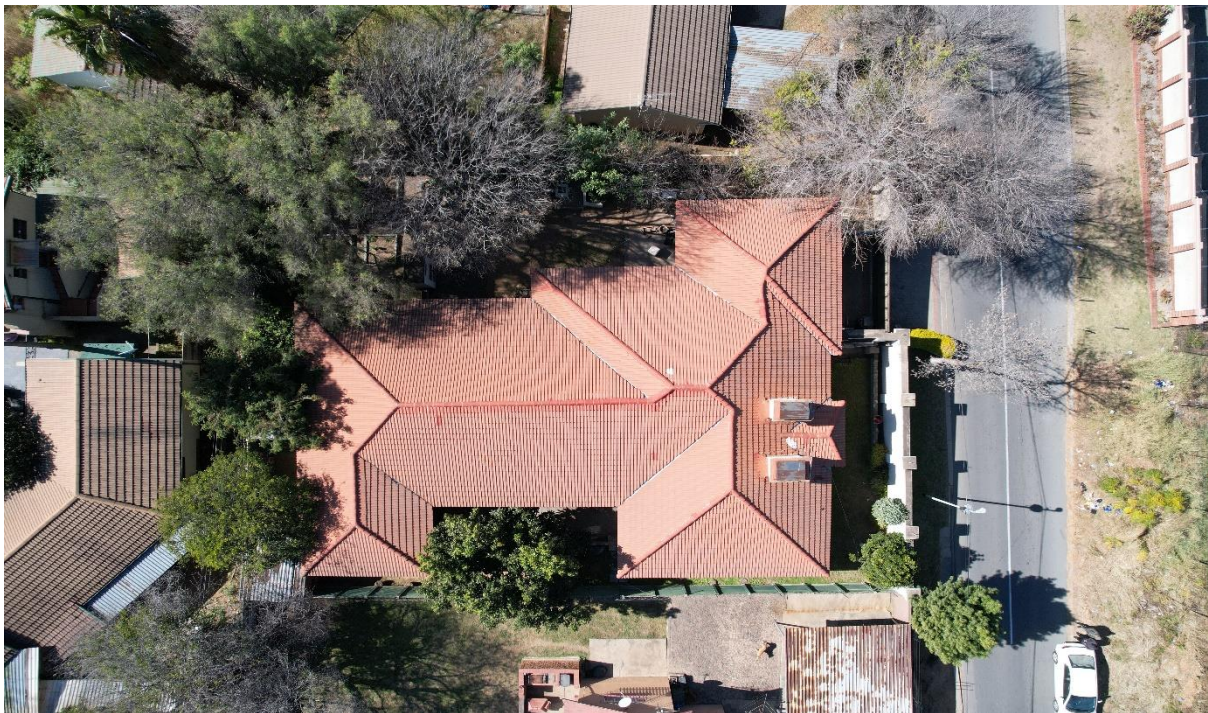
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## 4. DESCRIPTION OF IMPROVEMENTS

The property comprises a single story residential house with a large yard. Improvements include the following:

- TV Room/Dining room/Kitchen (open plan layout)
- Laundry Room
- Office/Study
- 3 x bedrooms
- A family bathroom (Bath, Shower, WC & 2 Basins)
- Main Bedroom with ensuite bathroom (Shower, Bath, WC & Basin)
- Outside Guest Cottage with ensuite bathroom (Bath, WC & Basin)
- Double Garage
- Outside Braai Area

### Site Access and Security

Access is gained via main gate off Agulhas road. The property itself is secured by mix of brick and palisade fencing.

### Occupation

The property is occupied.

**Please note that if the property is occupied. Neither WH nor the Seller warrant vacant occupation of the property. The purchaser acknowledges that he/she is buying the property Voetstoots as is. The purchaser also acknowledges and confirms that he/she will be liable for any potential eviction proceedings that may need to take place.**

### TERMS OF THE SALE

- The properties are sold Voetstoots and NOT SUBJECT TO VACANT OCCUPATION
- Offers are non-suspensive and not subject to alteration on pre-approved conditions.
- Offers are on a cash-basis and not subject to finance.
- Purchaser responsible for the Electrical, Plumbing, Gas and Borer Beetle Certificates where applicable

### 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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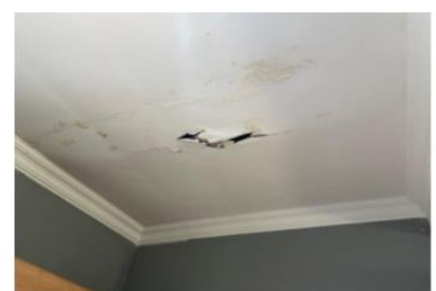
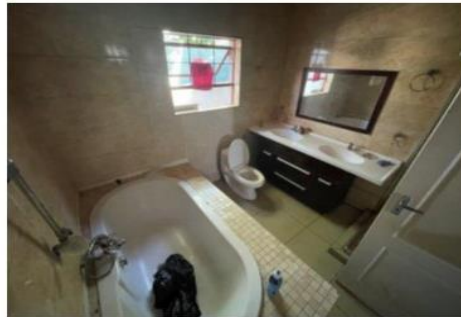
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## 5. Property Pictures – obtained from a previous valuation



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## 6. MUNICIPAL ACCOUNT



Tel : (011) 375 5555  
Fax : (011) 358 3408/9

PO Box 5000  
Johannesburg 2000

E-mail :  
JoburgConnect@joburg.org.za

### COPY TAX INVOICE

T M S K Z PROP PTY LTD  
50 PIERNEEF ROAD  
WITKOPPEN EXT.3  
2191

VAT NO. : CITY OF JOHANNESBURG - 4760117194 VAT NO. : PROTUP - 4750191292  
VAT NO. : JOHANNESBURG WATER - 4270191077 VAT NO. : CITY POWER - 4710191182

Date	2025/06/05
Statement for	June 2025
Physical Address	128 AGULHAS ROAD
Stand No./Portion	00001207 - 00000 - 00
Township	BLOUBOSRAND EXT.11

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
786 m2	1	2023/07/01	A1	Market Value R 982,000.00	REGION E WARD 115
Invoice Number	: 48006471818	Group	:	Next Reading Date	:
Client VAT Number	:			Deposit Paid	: R 1,208.31
Account Number 555733679				(PIN Code:276655)	

Previous Account Balance	238,020.91
Sub Total	238,020.91
Interest on Arrears	110.25
Current Charges (Excl. VAT)	2,131.44
VAT @ 15%	208.28

Total Due						240,470.88
90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding	Due Date
232,454.97	2,874.42	2,691.52	2,449.97	0.00	240,470.88	2025/06/20

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over five (5) days. Paying your municipal account in full and or enter into payment arrangement will avoid services being cut off.  
You are hereby notified that unless immediate payment of the outstanding amount is made the Council will issue instruction to cut off services and institute legal action.  
Do you have a longstanding or unresolved service delivery-related issue with the City of Johannesburg? You may lodge your complaint today with the Office of the Ombudsman by contacting us 010 268 2800/emailing complaints@joburgombudsman.org.za

Remittance Advice :  
This stub must accompany payment,  
please do not detach if paying at the post office

Date : 2025/06/05 T M S K Z PROP PTY LTD  
Acc. No. : 555733679 - 128 AGULHAS ROAD, , BLOUBOSRAND EXT.11

EasyPay >>>>> 91115 5557336798

SAPO 0146 555733679

>>>>> 516008800111159 55573367906

Standard Bank City of Johannesburg Banking Details:

Internet banking - Select preloaded Company details "City of Johannesburg".  
Deposits at SBA branches - CIN no AA45 to be used in place of bank acc.no.  
Client Account No/Deposit Reference 555733679

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Account Number 555733679			
<b>Johannesburg Water</b>	<b>VAT No. 4270191077</b>	<b>Amount</b>	<b>Sub Total</b>
Water & Sanitation (Period = 2025/06/08 to 2025/06/06 = 28 days) Water charge (3) R 484.94 Sewer monthly charge based on Stand size 766 m2 ( Billing Period 2025/06 ) VAT: 15.00% ( Total Amount: 1,097.52 )		484.94 612.58 164.63	1,262.15
<b>City Power</b>	<b>VAT No. 4710191182</b>		
Electricity Prepaid Electricity VAT: 15.00%		0.00 0.00	0.00
<b>City of Johannesburg</b>	<b>VAT No. 4760117194</b>		
Property Rates Category of Property: Property Rates Residential R 992,000.00 X R 0.0091250 / 12 ( Billing Period 2025/06 ) Less rates on first R300 000.00 of market value Add Section 15 of MFRA adjustment VAT: 0 %		754.33 - 228.13 216.72 0.00	742.92
<b>PIKITUP</b>	<b>VAT No. 4790191292</b>		
Refuse Refuse Residential VAT: 15.00% ( Total Amount: 291.00 )		291.00 43.65	334.65
<b>Current Charges (Incl. VAT)</b>			<b>2,339.72</b>

Where can payments be made ?  
Any CoJ Cash Office; any Easy Pay site; any bank (branch, ATM or internet site).  
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How can payments be made ?  
By debit order, cash, debit or credit card.  
KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When can payments be made ?  
Payments must reach CoJ on or before the due date.

Change of Address  
This must be done timeously, in writing and submitted to any CoJ Municipal Regional Office.

Terminating Electricity and Water.  
This must be done in writing, 7 working days before the date you want your services terminated and submitted to any CoJ Municipal Regional Office.

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

Erf 1207 BLOUBOSRAND EXT 11 CITY OF JOHANNESBURG, GAUTENG	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 occupied. Exact condition unknown, however it appears as if the property is in a poor condition.

***The Purchaser Purchases the Property VOETSTOETS AS PER THE Rules of Auction and Conditions of Sale.***

\_\_\_\_\_  
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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