

PROPERTY FOR SALE



11 Bedroom 7 Bathroom House – Witkoppen Ext 3

Outside Braai Area with Swimming pool

Erf Size: 1 587m²

50 Pierneef road, Witkoppen Ext 3, GAUTENG

Erf 84 WITKOPPEN EXT 3 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

Tshepo Tlhabanelo

Cell: 079 157 5111

Email: tshepot@wh.co.za

(FFC Number - 202401072763626)

Daniel Pelkowitz

Cell: 072 360 7510

Email: 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

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, RANDJESPARK, 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

1. GENERAL

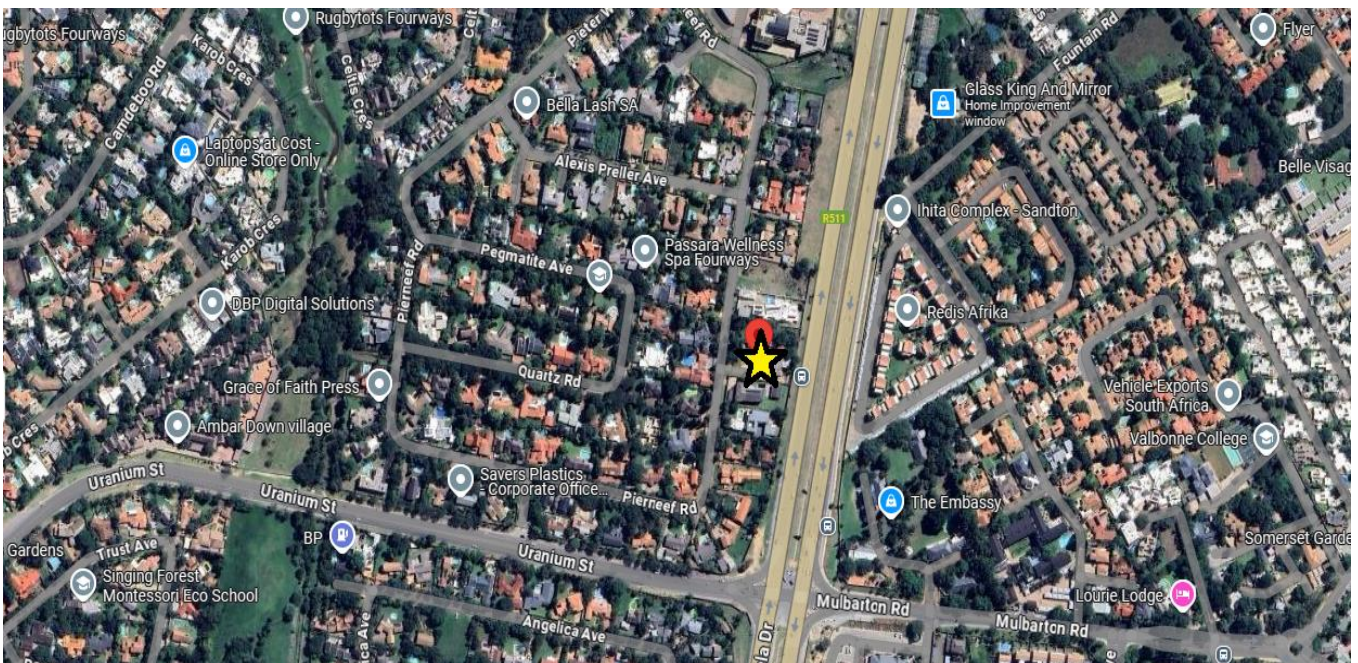
Property Address: 50 Pierneef road, Witkoppen Ext 3, GAUTENG
 Erf & Suburb & City: Erf 84 WITKOPPEN EXT 3 CITY OF JOHANNESBURG GAUTENG

2. TITLE DEED INFORMATION

Municipality: City of Johannesburg
 Title Deed No: T51053/2018
 Section Sizes: 1 587m²
 Zoning: Residential

3. LOCALITY

Witkoppen is a suburb of Sandton, South Africa. The main road is also known as Witkoppen Road.



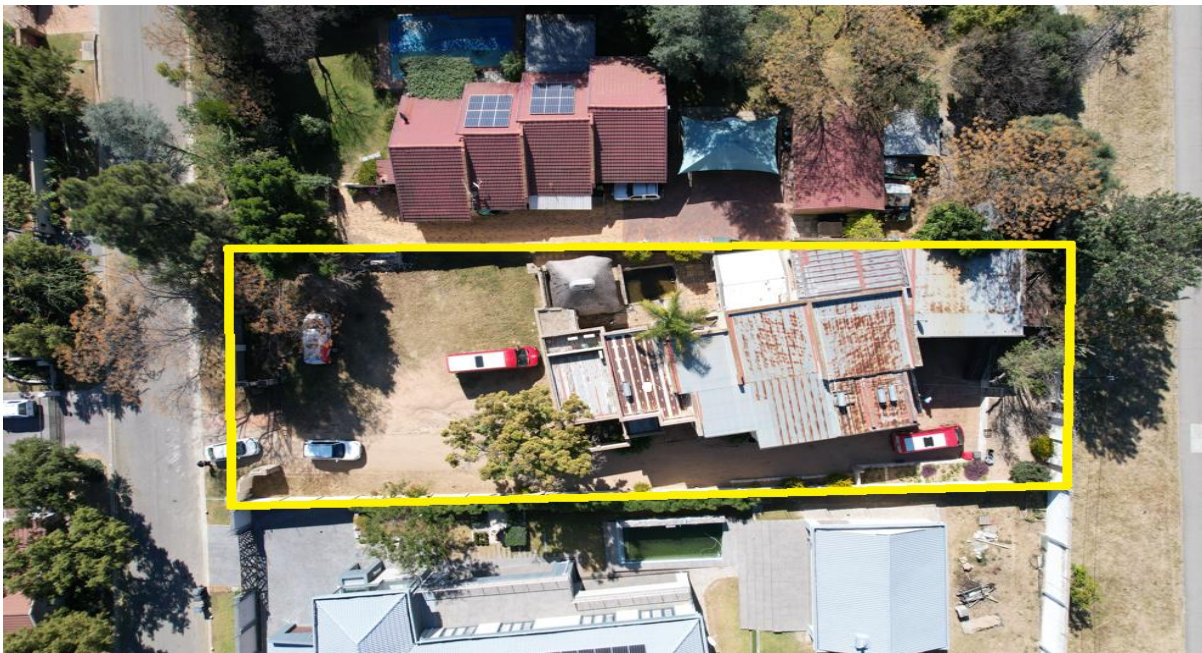
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4. DESCRIPTION OF IMPROVEMENTS

The subject property has been converted into a commune style property. The current improvements are 11 bedrooms with 7 bathrooms, however the property can be converted back to original state as follows:

Ground floor:

- Kitchen
- Scullery
- Pantry
- Sitting room
- TV Room/Games Room
- Dining Room
- Study
- Bathroom (2 x Showers, 2 x WC's and 2 x Basins)
- Guest toilet
- Outside braai area with swimming pool

Upper floor:

- Main bedroom, with ensuite bathroom (Shower, bath, WC and Basin)
- Four bedrooms
- Four bathrooms
- Sitting Room
- Guest Room (with inside and outside access) with ensuite bathroom (Shower, WC and Basin) and kitchenette

Outside buildings:

- Maid's quarters
- Separate bathroom (Shower, WC and Basin)
- Store room

Site Access and Security

Access is gained via main gate off Pierneef road. The property itself is secured by plastered brick fence boundary.

Occupation and Condition

The property is occupied. The subject property has been converted into a commune style property, with that said it will need work to convert back to its original state and maintenance needed.

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.

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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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5. Property Pictures



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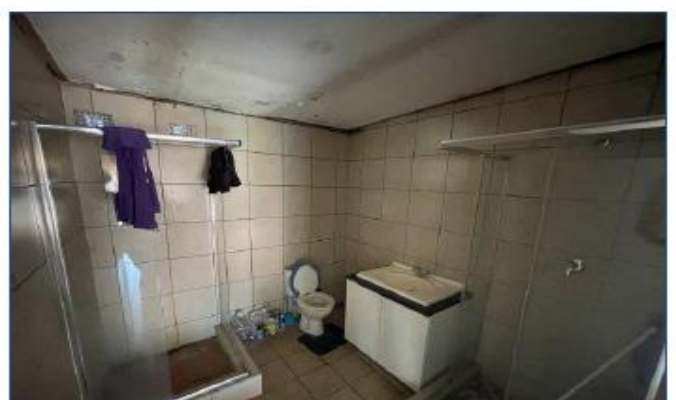
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6. MUNICIPAL ACCOUNT



a world class African city

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 - 4790117194 VAT NO. : PRGTUP - 4790191222
VAT NO. : JOHANNESBURG WATER - 4270191077 VAT NO. : CITY POWER - 4710191182

Date	2025/06/05
Statement for	June 2025
Physical Address	50 PIERNEEF ROAD
Stand No./Portion	00000084 - 00000
Township	WITKOPPEN EXT.3

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
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Account Number 555396462			
Johannesburg Water			
Water & Sanitation	VAT No. 4270191077	Amount	Sub Total
(Period = 2025/05/08 to 2025/06/06 = 28 days)			
Water charge @ R 484.94		484.94	
Sewer monthly charge based on Stand size 1587 m2 (Billing Period 2025/06)		905.70	
VAT: 15.00% (Total Amount: 1,411.64)		211.75	1,623.39
City Power			
Electricity	VAT No. 4710191182		
Unbilled Electricity: Eskom supply		0.00	
VAT: 15.00%		0.00	0.00
City of Johannesburg			
Property Rates	VAT No. 4760117194		
Category of Property: Property Rates Residential			
R 3,758,000.00 X R 0.0091250 / 12 (Billing Period 2025/06)		2,888.05	
Less rates on first R300 000.00 of market value		- 228.13	
Add Section 15 of MFRA adjustment		216.72	
VAT: 0 %		0.00	2,876.65



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

Erf 84 WITKOPPEN EXT 3 CITY OF JOHANNESBURG GAUTENG	YES	NO	N / A
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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	

ADDITIONAL INFORMATION

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The property is occupied. The subject property has been converted into a commune style property, with that said it will need work to convert back to its original state and maintenance needed.

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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