



# PROPERTY AUCTION

**5 014m<sup>2</sup> Vacant stand – Cullinan, Pretoria  
Zoned 'Residential 3' for 15 Opportunities  
Investors Opportunity or Owner Occupier**

2846 Bluegum Avenue, Cullinan, Pretoria

Erf 56 CULLINAN CITY OF TSHWANE METROPOLITAN MUNICIPALITY GAUTENG

## DECEASED ESTATE

Duly Instructed by the Executors of Estate Late Michael George Godfrey - Estate Number: 6628/2022



## BID LIVE ONLINE VIA WEBCAST

Contact for further info:

**Thato Molete**

Cell: 073 305 6222

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

(Candidate Property Practitioner - 2023715275)

**Daniel Pelkowitz**

Cell: 072 536 5482

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

(Property Practitioner – Certificate Number 2023332288)

**Auction Date:**

Tuesday 5<sup>th</sup> August 2025 @ 13pm

**Venue:**

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

**Auctioneer:**

Daniel Pelkowitz

**Viewing/Showday(s):**

**Only via Appointment**



## 1. GUIDELINE OF THE AUCTION

Auction Date & Venue: Tuesday 5<sup>th</sup> August 2025 13pm online @ [www.whauctions.com](http://www.whauctions.com)

Registration: Bidders can register at any time prior to auction on [www.whauctions.com](http://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.

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

**Registration Fee:** R25 000.00 (Refundable to unsuccessful bidders)

**Buyer's Premium:** 10% (Excl. VAT) of the hammer price

**Deposit:** 21.5% of hammer price

**Confirmation period:** 21 business days.

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

The bid price excludes the buyer's premium which is payable over and above the purchase price.

Example: Highest bid with buyer's premium

Bid Price: R 1 000 000

Buyers comm. (10%) R 100 000

VAT on the Buyer's Premium R 15 000

Total Purchase Price R 1 115 000

The auctioneers have the right to regulate the bidding at the auction and to bid on behalf of the seller up to (but not exceeding) the reserve price as mandated by the seller. When the auctioneer knocks down the property to the highest bidder the successful bidder will sign the Conditions of Sale on the day.

**A deposit of 21.5% is payable on the fall of the hammer. This percentage is made up of the commission payable by the successful bidder of 10% plus VAT (namely, 1.5%) plus a 10% deposit on the purchase price of the Property.**

The deposit is payable by way of a Bank Guaranteed cheque or electronic transfer. The deposit and buyer's Premium are deposited into the WH Auctioneers Trust account.

For queries regarding the properties on auction contact:

Thato Moletse: 073 305 6222

Daniel Pelkowitz: 072 360 7510

WH Auctioneers offices: 011 574 5700

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WH AUCTIONEERS PROPERTIES (PTY) LTD.

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

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

578 16<sup>TH</sup> ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • EMAIL: [INFO@WH.CO.ZA](mailto:INFO@WH.CO.ZA)

[WWW.WHAUCTIONS.COM](http://WWW.WHAUCTIONS.COM)

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# HOW TO BID ON WEBCAST

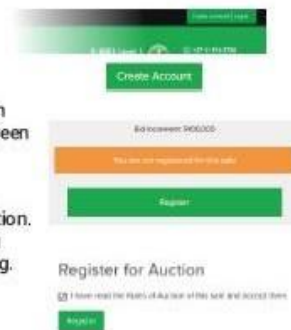
Webcast Auctions at [www.whauctions.com](http://www.whauctions.com)

- 1 Create your free account in minutes (once-off). Follow the email link to activate it.
- 2 Login & go to the auction you want to bid on.
- 3 Click on "Register for this Sale" and follow instructions emailed to you thereafter. FICA & a refundable deposit will be
- 4 Once approved you'll be able to bid online. Your bid amount excludes VAT & Fees. You can place pre-bids or Autobids (to let the system bid for you up to your amount) or you can bid during the auction closing.
- 5 If you have won any lots, you will be notified on the site and an invoice will be mailed to you after the auction. Unsuccessful bidders will receive a refund.

## 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](http://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.

**BID!  
NOW!**  
REGISTER ONLINE

**whauctions.com**

Office: 011 574 5700 • [info@whauctions.com](mailto:info@whauctions.com)



**AUCTIONEERS**

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## Vacant Residential Land Cullinan, Pretoria



### 2. GENERAL

Physical Address: 2864 Bluegum Avenue, Cullinan, Pretoria

Google Maps Link: <https://maps.app.goo.gl/G1r2RHzdFgRmRGVy9>

Erf & Suburb & City Erf 56 CULLINAN CITY OF TSHWANE METROPOLITAN MUNICIPALITY  
GAUTENG.

### 3. TITLE DEED INFORMATION

Title Deed No: T99804/2007

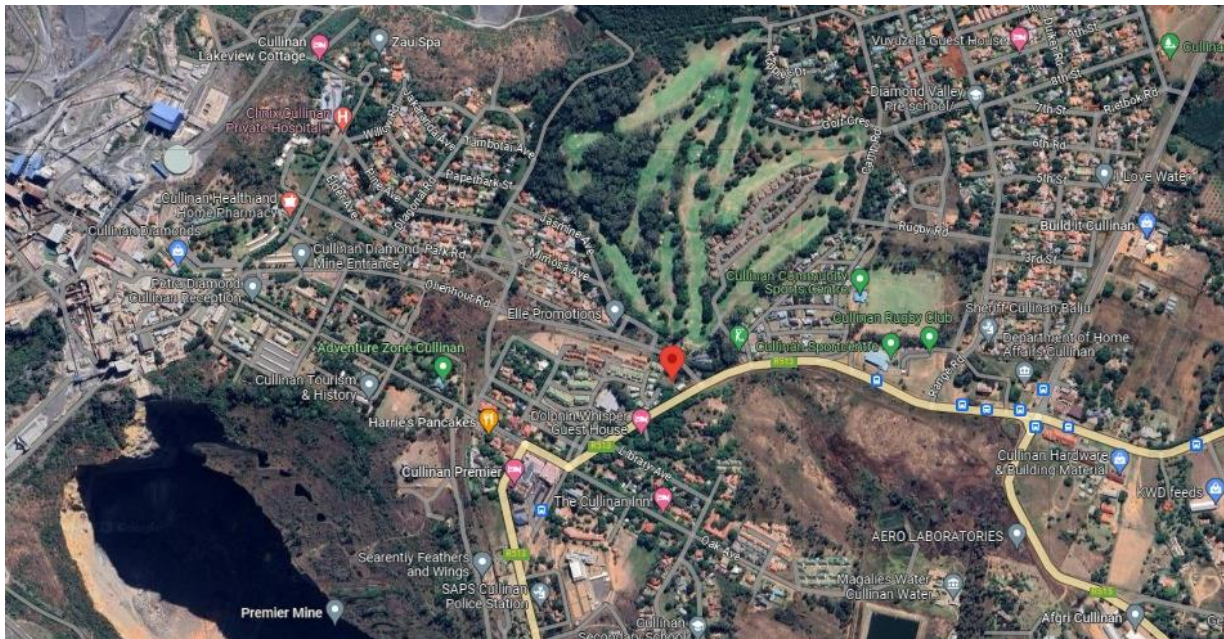
Registered Erf Size: 5014 m2

Zoning: Residential 3

### 4. LOCALITY

**Cullinan** is a suburb located in far east Pretoria, which is found in the northern west of Gauteng province of South Africa. It is situated in the City of Tshwane Local Municipality. It is predominately categorized by medium rise residential free-stand homes, agricultural properties, shopping centres, as well as industrial properties.

Easy access to main routes like the R 495 R513 and R515



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## 5. DESCRIPTION OF IMPROVEMENTS

The subject property consists of a large residential vacant stand located in Cullinan, Pretoria. The property measures 5014m<sup>2</sup>.

### Site Access and Security

The property can be accessed Bluegum Ave, Jakaranda Ave and Willow Rd, which is at the end of the cul-de-sac.

### Zoning

The property is zoned **Residential 3 (R3)**. Under this zoning classification, the maximum permitted building height is **2 stories**, and development is limited to a density of **30 dwelling units per hectare** of gross area.

Therefore, the number of units permitted to be developed on the subject site is approximately 15.

### Condition

In general, the property is in fair condition. The property required landscaping.

### Services

Services are available for connection from council however, it is assumed bulk services will still need to be installed.

### Site Layout



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Vacant Residential Land  
Cullinan, Pretoria



**Disclaimer**

***A structural survey of the building 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. We have not received nor had site of building plans. Neither the Seller nor the Auctioneer warrant the availability of any buildings plans and the property is not being sold subject to the provision of such plans. Neither the seller nor the Auctioneer warrant vacant occupation of the property.***

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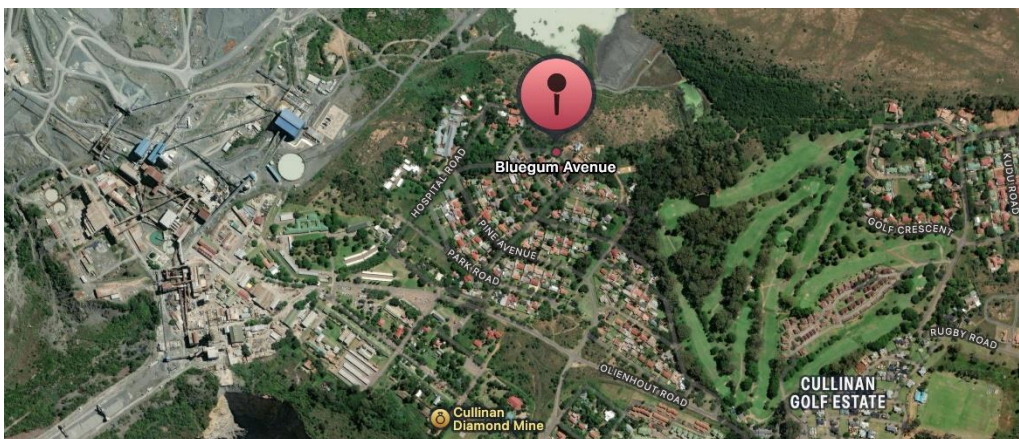
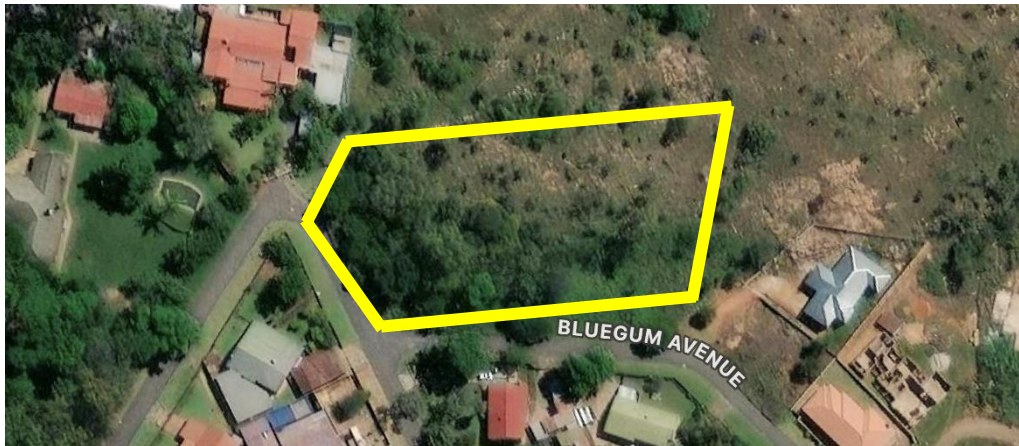
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## 6. AERIAL PICTURES



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## 7. MUNICIPAL ACCOUNT



**Tel: 012 358 9999**  
**Fax: 012 359 6111**  
**E-mail: [customercare@tshwane.gov.za](mailto:customercare@tshwane.gov.za)**  
**Address: P O Box 408 | Pretoria | 0001**

**COPY TAX INVOICE: 900007030413**  
**CITY OF TSHWANE VAT REG NO 4000142267**

Issued: 04/04/24

**BERIMA HOUSE PROPERTIES**  
**PO BOX 75900**  
**LYNNWOOD**  
**7590**

Account No.

7070177112

199702344223 /

Page no. 1 of 2

Account for <b>P23</b>	Stand no. <b>00056</b>	Township <b>CULLINAN</b>			Days
Address <b>3 BLUEGUM AVENUE</b>				Sectional title scheme	Unit no. <b>00000</b>
Meter reading unit <b>2300060A</b>	Group account <b>I10000000</b>	Deposit date	Deposit <b>0.00</b>	Guarantee date	Guarantee <b>0.00</b>
Giskey: 096700056				BP: 1208724	

DATE	DETAILS	AMOUNT (R) (excluding VAT)	VAT (R)	AMOUNT (R) (including VAT)
05/03/24	Balance Brought Forward	196,056.91	0.00	196,056.91
04/04/24	Sub Total (A)	196,056.91	0.00	196,056.91
04/04/24	Miscellaneous Charges	1,977.87	0.00	1,977.87
04/04/24	Property Rates	580.55	0.00	580.55
	Total Current Levy (B)	2,558.42	0.00	2,558.42
	TOTAL AMOUNT PAYABLE (A+ B)	198,615.33	0.00	198,615.33

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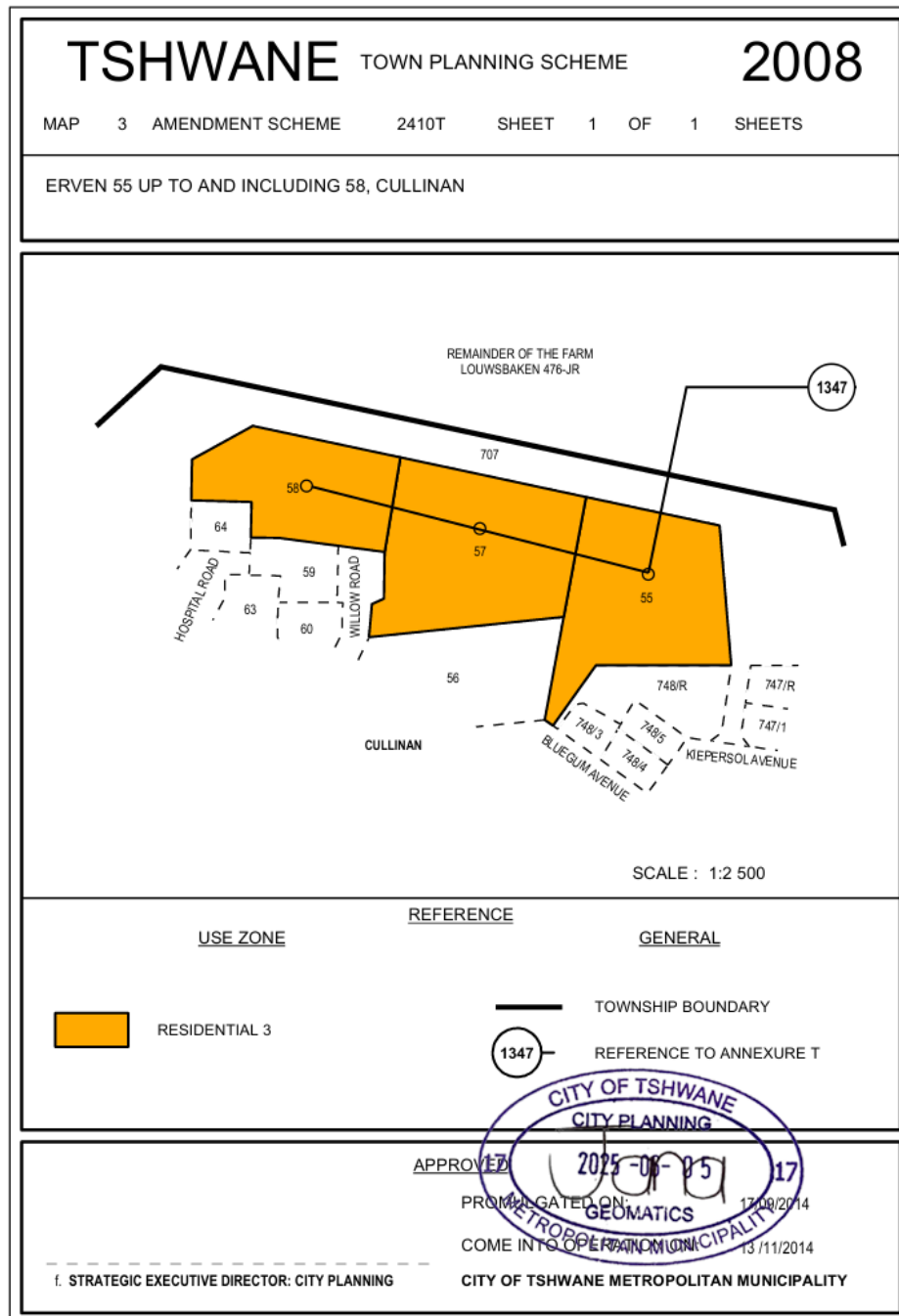
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## 8. ZONING CERTIFICATE



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TSHWANE		TOWN-PLANNING SCHEME	2008
ANNEXURE T <span style="border: 1px solid black; border-radius: 50%; padding: 2px 10px;">1347</span> AMENDMENT SCHEME 2410T SHEET 1 OF 3 SHEETS			
ERVEN 55 UP TO AND INCLUDING 58, CULLINAN			
1	Use Zone	<b>3: RESIDENTIAL 3</b>	
2	Uses permitted	Table B, Column 3.	
3	Uses with consent	Table B, Column 4.	
4	Uses not permitted	Table B, Column 5.	
5	Definitions	Clause 5.	
6	Density	30 dwelling-units per hectare of gross erf area (i.e. prior to any part of the erf being cut off for a public street or communal open space).	
7	Coverage	60%	
8	Height	2 storeys	
9	Floor area ratio	1,2	
10	Site development plan and landscape development plan	(1) A site development plan and a landscape development plan, unless otherwise determined by the Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality for approval prior to the submission of building plans.  (2) The landscaping, in terms of the landscape development plan, shall be completed by completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality.  (3) When the Site Development Plan is evaluated, special attention must be given to elements such as residential character, communal and private open space, exterior finishes, style etc. in order to create a special character which is harmonious with the surrounding residential area.  (4) An approved site development plan shall only be amended with the permission of the Municipality and building plans which do not comply with the proposals and	
<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: left;"> <p>APPROVED</p> <p>PROBULGATED ON: 17/09/2014</p> <p>COMES INTO OPERATION ON: 13/11/2014</p> <p>f. STRATEGIC EXECUTIVE DIRECTOR: CITY PLANNING</p> </div> <div style="text-align: right;"> <p><b>CITY OF TSHWANE</b> CITY PLANNING</p> <p><b>CITY OF TSHWANE METROPOLITAN MUNICIPALITY</b></p> </div> </div>			

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TSHWANE		TOWN-PLANNING SCHEME	2008
ANNEXURE T	1347	AMENDMENT SCHEME	2410T SHEET 2 OF 3 SHEETS
ERVEN 55 UP TO AND INCLUDING 58, CULLINAN			
		conditions as set out in the approved site development plan, will not be approved by the Municipality.	
11	Building lines	In terms of Clauses 9 and 12.	
12	Parking requirements	Demarcated parking spaces, together with the necessary paved manoeuvring space, shall be provided to the satisfaction of the Municipality on the erf in terms of Table G and Schedule 3.	
13	Paving of traffic areas	All parts of the erf upon which motor vehicles may move or park, shall be provided with a permanent dust-free surface, which surface shall be paved, drained and maintained to the satisfaction of the Municipality.	
14	Access to the erf	(1) Entrances to and exits from the erf shall be sited, constructed and maintained to the satisfaction of the Municipality.  (2) Any panhandle must be at least 3 metres wide.	
15	Loading and off-loading facilities	The loading and off-loading of goods shall only take place within the boundaries of the erf.	
16	Turning facilities	Not required.	
17	Physical barriers	In accordance with the approved Site Development Plan.	
18	Health measures	(1) Any requirements for air pollution-, noise abatement- or health measures set by Municipality shall be complied with to the satisfaction of the Municipality without any costs to the Municipality.  (2) Air-conditioning units or compressors shall not be mounted to the exterior walls of buildings without the prior permission of the Municipality.	
19	Outdoor advertising	Advertisements and/or sign boards shall not be erected or displayed on the erf without the approval of the Municipality first being obtained in terms of municipal by-laws for outdoor advertising.	
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# TSHWANE TOWN-PLANNING SCHEME 2008

ANNEXURE T **1347** AMENDMENT SCHEME 2410T SHEET 3 OF 3 SHEETS

ERVEN 55 UP TO AND INCLUDING 58, CULLINAN

## 20 General:

- (1) Each dwelling-unit shall have direct access to its own private adjoining outdoor living area, which area may be a patio on ground floor or the upper floors in accordance with the approved site development plan.
- (2) That portion of the erf between the building(s) and the street boundary which is not used for traffic purposes, shall, within six months from the date on which the erf is first used for the permitted purposes, be laid out and maintained as a garden at the owner's cost and to the satisfaction of the Municipality. Should the owner fail to comply herewith, the Municipality is entitled to execute the work at the owner's cost.
- (3) No individual dwelling-unit which is linked to another dwelling-unit and/or ancillary outbuilding, shall be occupied before the relevant building of which the dwelling-unit forms part, is completely developed: Provided that the Municipality may, in exceptional cases, grant permission thereto.
- (4) No dwelling-unit may be transferred before the whole development or the phase on the property is completed.
- (5) The Municipality shall not approve any building plan which does not comply with the proposals in the approved site development plan with particular reference to the elevation and architectural treatment of the proposed building or structure.
- (6) Subject to the provision of the relevant legislation but notwithstanding any other provision contained herein, the Municipality may approve the subdivision of the erf, where such subdivision corresponds with the subdivision proposals shown on the approved site development plan applicable to the erf.
- (7) The stipulations of Clause 14(3)(a) are applicable.
- (8) In addition to the above conditions the erf and buildings thereon are further subject to the general provisions of the Tshwane Town-planning Scheme, 2008.

APPROVED 17

PROMULGATED ON: 17/09/2014

COMES INTO OPERATION ON: 11/2014

f. STRATEGIC EXECUTIVE DIRECTOR: CITY PLANNING

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

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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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**Vacant Residential Land  
Cullinan, Pretoria**



<b>ADDITIONAL INFORMATION</b>
In general, the property is in fair condition. The property required landscaping.

\_\_\_\_\_  
**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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Directors: S. Winterstein, P. Narainsamy, N. Hunsraj

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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.

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