

PROPERTY AUCTION



AUCTIONEERS

2 BED/2 BATH APARTMENT – GRESSWOLD

71m² GROUND FLOOR UNIT

PATIO AND PARKING

17 St Benedict Road | GRESSWOLD
Section 6 SS Manhattan Place

LIQUIDATION

Duly instructed by the joint Liquidators of Paradise Road Investments 58 CC in Liquidation (Master's Ref: G001328/2024)



BID LIVE ONLINE VIA WEBCAST

Contact for further info:

Tshepo Tlhabanelo

Cell: 079 157 5111

Email: tshepot@wh.co.za

Joshua Pelkowitz

Cell: 072 536 5482

Email: joshuap@wh.co.za

Auction Date:

Tuesday, 5th August 2025 @12pm

Venue:

online bidding via webcast @ www.whauctions.com

Viewing :

By Appointment

Video Link:

<https://youtu.be/jfUhCSy9AZ8>



1. GUIDELINE FOR THE AUCTION

Auction Date & Venue: Tuesday, 5th August 2025 12pm 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.

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: 7% (Excl. VAT) of the hammer price

Deposit: 18.05% 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 1 000 000-00

Buyers comm. (7%) R 70 000-00

VAT on the Buyer's Premium R 10 500-00

Total Purchase Price R 1 080 500-00

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 18.05% is payable on the fall of the hammer. This percentage is made up of the commission payable by the successful bidder of 7% plus VAT (namely, 1.05%) 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:

Tshepo Tlhabanelo: 079 157 5111

Joshua Pelkowitz: 072 536 5482

WH Auctioneers offices: 011 574 5700

**All Outlines are Estimates
based on Information
Received from the Sellers**

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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Registered with the PPRA



TERMS OF THE SALE

- The properties are sold Voetstoots and NOT SUBJECT TO VACANT OCCUPATION
- **PURCHASER'S commission of 7% plus VAT over and above the bid price**
- **18.05% 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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HOW TO BID ON WEBCAST

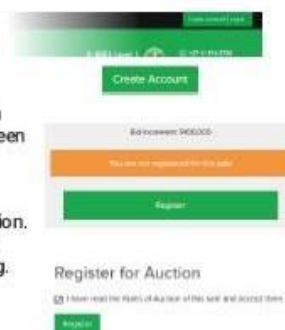
Webcast Auctions at www.whauctions.com



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

Office: 011 574 5700 • info@whauctions.com

AUCTIONEERS

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2. GENERAL

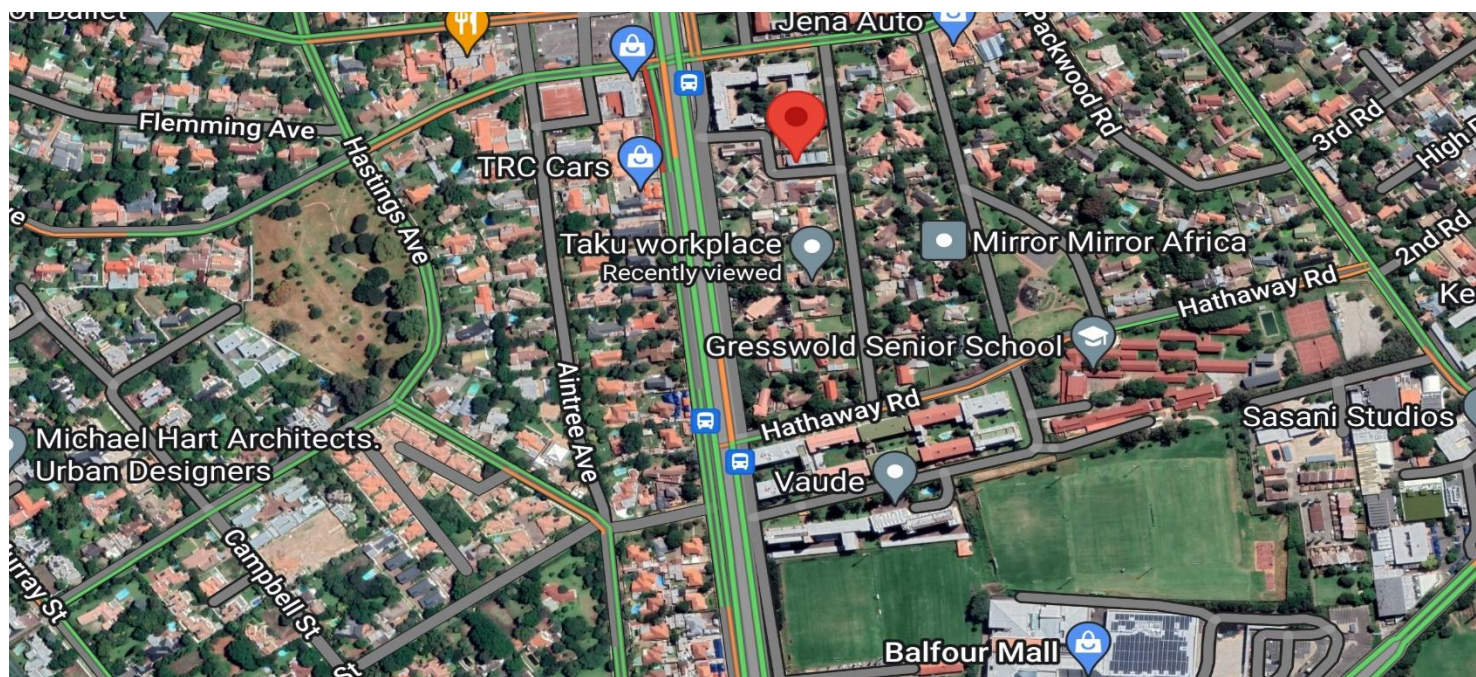
Property Address: 570 Louis Botha Service Road, Gresswold
 Erf & Suburb & City: Section 6 of SS Manhattan Place (1190/2008)

3. TITLE DEED INFORMATION

Deeds Office: Johannesburg
 Title Deed No. ST94934/2017 (Sectional Title)
 Erf Size: 71m²
 Zoning: Residential

4. LOCALITY

Gresswold is a suburb of Johannesburg. A small suburb in northern Johannesburg, it is surrounded by Bramley, Savoy Estate, Kew and Bramley Gardens. It is located in region E of the City Of Johannesburg Metropolitan Municipality. The suburb is situated on part of an old Witwatersrand farm called Syferfontein. It would be proclaimed as suburb on 28 October 1953 and was named after the land owner, H. Dare who owned a hotel called Greswolde in Warwickshire



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5. DESCRIPTION OF IMPROVEMENTS

The subject property is a ground floor unit situated in Manhattan Place, Gresswold. Entrance to the property is via Main Entrance gate on St Benedict Rd and the property is unit 6 in the complex. The unit comprises 2 bedrooms (main ensuite) and 2 bathrooms. Open plan kitchen, dining room, Single Covered parking and a covered patio.

This property offers:

- 2 bedroom(main ensuite)
- 2 bathroom
- Open plan kitchen, dining room
- 1 Covered parking bay
- Complex swimming pool
- Complex gardens
- 24hr Security at entrance

Access

The quickest way to access would be through the Pretoria Main Rd. This estate is near Bear Necessities Nursery School, Balfour Alexandra Football Club, as well as Shoprite Savoy Shopping Centre.

Occupancy

The property is currently tenanted. We have not been provided any rental or lease information.

Condition

The property is in fair condition with maintenance required. There are some missing door handles, light bulbs and light fittings and some peeling ceiling paint in the bathrooms.

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. Neither the Seller nor the Auctioneer warrant vacant occupation. Should there be a need for an eviction, this shall be for the sole cost and responsibility of the Purchaser.

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6. PHOTOGRAPHS



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7. LEVY STATEMENT



Manhattan Place Home Owners Association
Reg No: SS1190/2008
Email: finance@mafadi.co.za

ADDRESS
17 St Benedict Road
Glenwold
Johannesburg

PARADISE ROAD INVESTMENTS 58 CC

Unit No 8
Reference: PAR001-08
Tel: 27527154144
Email: davig@nwweb.co.za

INVOICE

INVOICE NO.	INVOICE DATE	DUE DATE	INVOICE TOTAL
INV02189	2024-01-01	2024-01-01	R 3348.28

Account	Description	Qty	Unit Price	Disc	Tax	Total
Levies	Levies	1.00	1705.74	0.00	0.00	1705.74
Water Recovered	Water (2023-11-15 to 2023-12-04) - Previous: 2500, Current: 2513 - Usage: 13	1.00	199.51	0.00	0.00	199.51
Sewerage Recovered	Sewerage (2023-11-15 to 2023-12-04)	1.00	654.10	0.00	0.00	654.10
CSOS Control Account	CSOS Levies	1.00	25.80	0.00	0.00	25.80
RFV001 Reserve Fund Levy	Reserve Fund Levies	1.00	761.31	0.00	0.00	761.31

BANKING DETAILS

Bank Name: FIRST NATIONAL BANK
Account Number: 6279105515
Branch Code: 250655
Reference: PAR001-08

Reference: PAR001-08
Account Holder: MANHATTAN PLACE
Account Type: SAVING
Branch Name: MELROSE ARCH

Sub-Total excl.	3 348.28
Discount excl.	0.00
Sub-Total excl. (after discount)	3 348.28
TOTAL	R 3 348.28

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8. MUNICIPAL ACCOUNT



a world class African city

Tel : (011) 375 5555

Fax : (011) 358 3408/9

E-mail :

JoburgConnect@joburg.org.za

PO Box 5000

Johannesburg 2000

COPY TAX INVOICE

VAT NO. : CITY OF JOHANNESBURG - 4760117194 VAT NO. : PIKITUP - 4790191292
VAT NO. : JOHANNESBURG WATER - 4270191077 VAT NO. : CITY POWER - 4710191182

PARADISE ROAD INV 58 CC
CN:FLEURHOF SECTIONAL TITLE
DEVELOPMENT
116 DUNOTTAR STREET
SYDENHAM
2192

Date	2025/07/07
Statement for	July 2025
Physical Address	570 LOUIS BOTHA AVENUE
Stand No./Portion	6 MANHATTAN PLACE
Township	GRESSWOLD

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
71 m2	1	2023/07/01	E1	Market Value R 731,000.00	Region E WARD 74
Invoice Number : 190005567184	Group :			Next Reading Date :	
Client VAT Number :				Deposit Paid :	R 0.00
Account Number 555090280				(PIN Code:270987)	

Previous Account Balance

Sub Total

Interest on Arrears

Current Charges (Excl. VAT)

VAT @ 15%

49,457.09

49,457.09

53.23

1,899.10

36.90

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding	Total Due	51,446.32
47,282.54	1,089.32	1,085.23	1,989.23	0.00	51,446.32	Due Date	2025/07/22

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 010 288 2800/emailing complaints@joburgombudsman.org.za

Remittance Advice :

This stub must accompany payment.
please do not detach if paying at the post office

Date : 2025/07/07 PARADISE ROAD INV 58 CC
Acc. No. : 555090280 - 570 LOUIS BOTHA AVENUE , GRESSWOLD

EasyPay >>>> 91115 5550902802

SAPO 0146 555090280

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 555090280

>>>> 51600880011159 55509028004

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Account Number 555090280			
City of Johannesburg			
Property Rates	VAT No. 4760117194	Amount	Sub Total
Category of Property: Property Rates Residential R 731,000.00 X R 0.0095447 / 12 (Billing Period 2025/07) Less rates on first R300 000.00 of market value Less rates on first R300 000.00 of market value Add Section 15 of MPRA adjustment Add Section 15 of MPRA adjustment Prop. Rates-Residential Dr VAT: 0 % (Total Amount: 1,083.60)		581.43 - 50.62 - 188.00 48.09 178.60 1,083.60 0.00	1,653.10
PIKITUP			
Refuse	VAT No. 4790191292		
Refuse Residential VAT: 15.00% (Total Amount: 246.00)		246.00 36.90	282.90
Current Charges (Incl. VAT)			1,936.00

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

Section 6 SS Manhattan Place, Gresswold	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 fair condition with maintenance required. There are some missing door handles, light bulbs and light fittings and some peeling ceiling paint in the bathrooms.
<i>The Purchaser Purchases the Property VOETSTOETS AS PER THE Rules of Auction and Conditions of Sale.</i>

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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