



AUCTIONEERS

PROPERTY AUCTION

4 BEDROOM 2 BATH HOUSE – SUNNINGDALE

DOUBLE STOREY WITH LARGE GARDEN

CORNER STAND MEASURING 1477m²

110 Odell Road | SUNNINGDALE

Erf 86 Sunningdale

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 @11am

Venue: online bidding via webcast @ www.whauctions.com

Viewing/Show-day: By Appointment

Video Guide: <https://youtu.be/8vNQWgWhRh4>



1. GUIDELINE FOR THE AUCTION

Auction Date & Venue: Tuesday, 5th August 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.

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

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, RANDJESPAK, 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 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

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 the PPRA



HOW TO BID ON WEBCAST

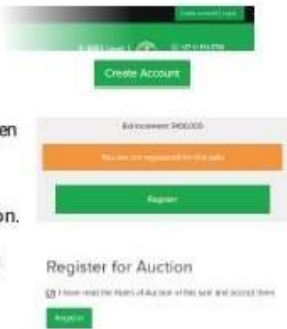
Webcast Auctions at www.whauctions.com



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

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, RANDJESPAK, 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 the PPRA



2. GENERAL

Property Address: 110 Odell Road, Sunningdale, Johannesburg

Erf & Suburb & City: Erf 86 Sunningdale

3. TITLE DEED INFORMATION

Deeds Office: Johannesburg

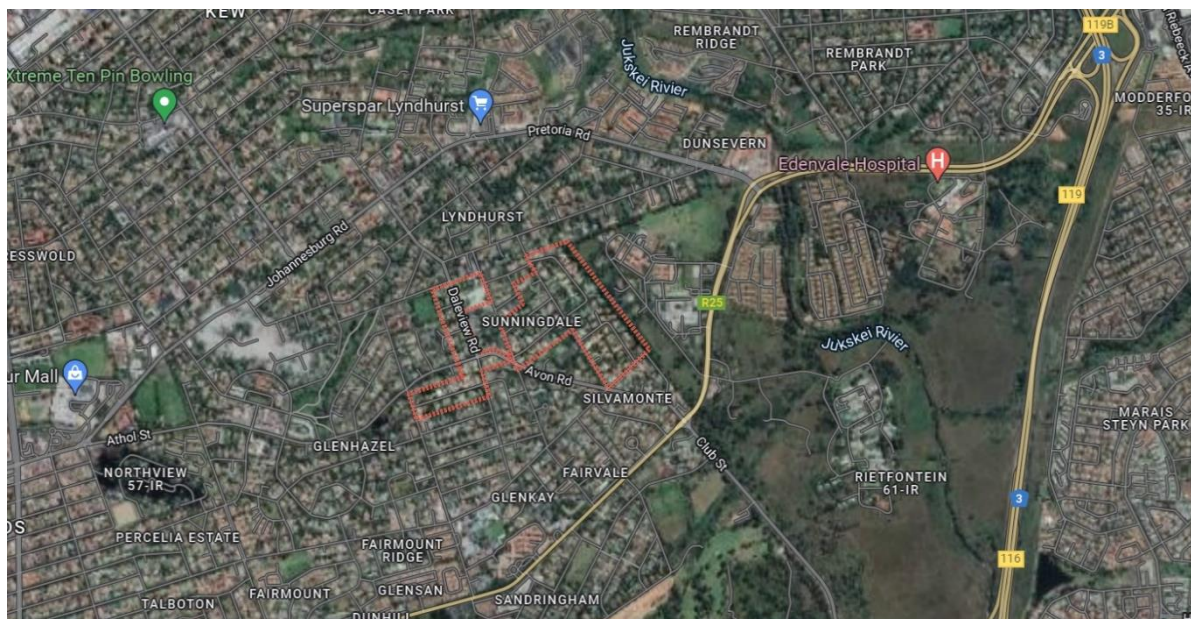
Title Deed No. T49664/2017

Erf Size: 1 477m²

Zoning: Residential

4. LOCALITY

Sunningdale is an area in Johannesburg adjacent to Glenhazel. Glenhazel is a suburb of the Municipality of Johannesburg, bordering Fairmount, Sandringham, Lyndhurst and Percelia Estate. The area lies on a sloping hill with a park in the valley. Glenhazel is well known for being a suburb with a high ethnic concentration of Jewish people. A large number of synagogues, schools and Jewish seminaries are based in and around the Glenhazel area. Yeshiva College of South Africa is found in the suburb.



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 the PPRA



5. DESCRIPTION OF IMPROVEMENTS

The subject property is located in Sunningdale on a large, corner stand. It consists of a 4-bedroom, double storey house. The property can be broken down as follows:

- 4 bedrooms
- 2 bathrooms (possibly 3)
- Large kitchen
- Large TV Room and lounge
- Dining room
- Games room
- Double garage
- Staff quarters
- Back yard
- Large garden

The house is brick built with, with internal tiled floors in living areas and carpeted floors in the upstairs bedrooms. **Note*** on date of inspection, the bedrooms were locked as the tenants were at work and access was not possible. There is a room adjacent to the garage/kitchen which is also occupied as a room. This appears to have previously been a "games room".

The kitchen is very large and with ample cupboard space and a walk in pantry. The dining room, TV room and formal lounge are all use as a bedroom by one of the occupants.

The front garden is large with sufficient space to install a swimming pool. It also appears that there is a borehole on site based on a sign at the front gate, however we do not know where the borehole is.

Occupancy

The property is currently occupied by numerous tenants/occupants, each occupying a room or living area. We have not been provided any rental or lease information.

Site Access and Security

Access is gained to the property via a motorised gate (motor not in working condition). The property is fully enclosed by brick walling and precast wall. There is also electric fencing and CCTV cameras (not working properly).

Condition

The property is in a fairly poor state. The gutters and down pipes are in a poor state. There are some loose roof tiles in the back yard. Numerous missing fascia/barge boards. Internal condition is fair. There is some peeling ceiling paint and mould. There was a leaking pipe in the backyard on date of inspection.

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 Agent/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 Agent/Auctioneer warrant vacant occupation.

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 the PPRA



6. PHOTOGRAPHS



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 the PPRA



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 the PPRA



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 the PPRA



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 the PPRA



7. 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. : JOHANNESBURG WATER - 4270191077
VAT NO. : PIKITUP - 4790191292
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	110 ODELL ROAD
Stand No./Portion	00000086 - 00000
Township	SUNNINGDALE EXT.4

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
1477 m2	1	2023/07/01	E1	Market Value R 2,540,000.00	Region E WARD 72

Invoice Number : 220000311761
Client VAT Number :
Group :
Next Reading Date :
Deposit Paid : R 0.00

Account Number 555122750 (PIN Code:276111)

Previous Account Balance
Sub Total
Interest on Arrears
Current Charges (Excl. VAT)
VAT @ 15%

1,192,228.77
1,192,228.77
202.81
3,866.55
312.73

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
1,183,708.95	4,271.93	4,247.89	4,382.09	0.00	1,196,610.86

Total Due 1,196,610.86
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. : 555122750 - 110 ODELL ROAD, , SUNNINGDALE EXT.4

EasyPay	>>>>> 91115 5551227506
SAPO	0146 555122750

>>>>> 51600880011159 55512275006

Standard Bank City of Johannesburg Banking Details:
Internet banking - Select preloaded Company details "City of Johannesburg".
Deposits at SBA branches - CIB no AA45 to be used in place of bank acc.no.
Client Account No/Deposit Reference 555122750

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 the PPRA

Current Charges (Incl. VAT)	4,179.28
-----------------------------	----------

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.

Page | 12



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

Erf 86 Sunningdale – 110 Odell Road, Sunningdale	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	

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 the PPRA



ADDITIONAL INFORMATION

The property is in a fairly poor state. The gutters and down pipes are in a poor state. There are some loose roof tiles in the back yard. Numerous missing fascia/barge boards. Internal condition is fair. There is some peeling ceiling paint and mould. There was a leak in the back yard on date of inspection.

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

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 the PPRA