



PROPERTY AUCTION

5 Bedroom 2 Bathroom House

Kempton Park West

Land Size – 612m²

19 GRENS AVENUE | Kempton Park West, Kempton Park, Gauteng
Erf 143 Kempton Park-Wes Ekurhuleni Metropolitan Municipality Gauteng

INSOLVENT DECEASED ESTATE

Duly Instructed by the Executors/Administrators of Deceased Estate – JF Mckenzie (Estate No. 012936/2023)



BID LIVE ONLINE VIA WEBCAST

Contact for further information:

Colidence Makgwale

Cell: 071 333 1842

Email: colidencem@wh.co.za

(Property Practitioner – Certificate Number
202401071766019)

Joshua Pelkowitz

Cell: 072 536 5482

Email: joshuap@wh.co.za

(Property Practitioner – Certificate Number 2023332289)

Auction Date:

Thursday, 14 August 2025 @12pm

Venue:

Online @ www.whauctions.com

Auctioneer:

Joshua Pelkowitz

Viewing/Show day(s):

BY APPOINTMENT



1. GUIDELINE OF THE AUCTION

Auction Date & Venue: **Thursday, 14th 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.

Once registered each buyer will be issued with a buyer's card reflecting a buyer's number.

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

Registration Fee: R25 000.00 (Refundable to unsuccessful bidders)

Buyer's Premium: 5% (Excl. VAT) of the hammer price

Deposit payable: 15.75% of bid price on fall of the hammer

Confirmation period: 21 business days

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

A deposit of 15.75% is payable on the fall of the hammer. This percentage is made up of the commission payable by the successful bidder of 5% plus VAT (namely 5.75%) plus a 10% deposit on the purchase price of the Property.

The auctioneers have the right to regulate the bidding at the auction. When the auctioneer knocks down the property to the highest bidder the successful bidder will sign the Conditions of Sale on the day.

For queries regarding the properties on auction contact:

Joshua Pelkowitz: 072 536 5482

Colidence Makgwale: 071 333 1842

WH Auctioneers offices: 011 574 5700

TERMS OF THE SALE

- The properties are sold Voetstoots and NOT SUBJECT TO VACANT OCCUPATION
- PURCHASER'S commission of 5% plus VAT over and above the bid price
- 15.75% 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, 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 PPRA

Page | 2



HOW TO BID ON WEBCAST

Webcast Auctions at 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

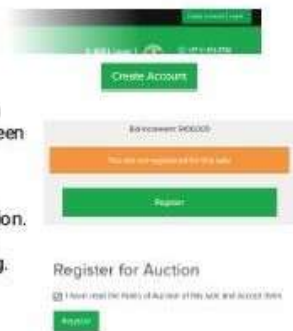
Once approved you'll be able to bid online. Your bid amount excludes VAT & Fees. You can place pre-bids or Autobids (to let the system bid for you up to your amount) or you can bid during the auction closing.
- 5

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.
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

AUCTIONEERS

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2. GENERAL

Property Address: 19 Grens Road, Kempton Park West, Kempton Park, 1619.

Erf & Suburb & City: Erf 143 Kempton Park-Wes Ekurhuleni Metropolitan Municipality.

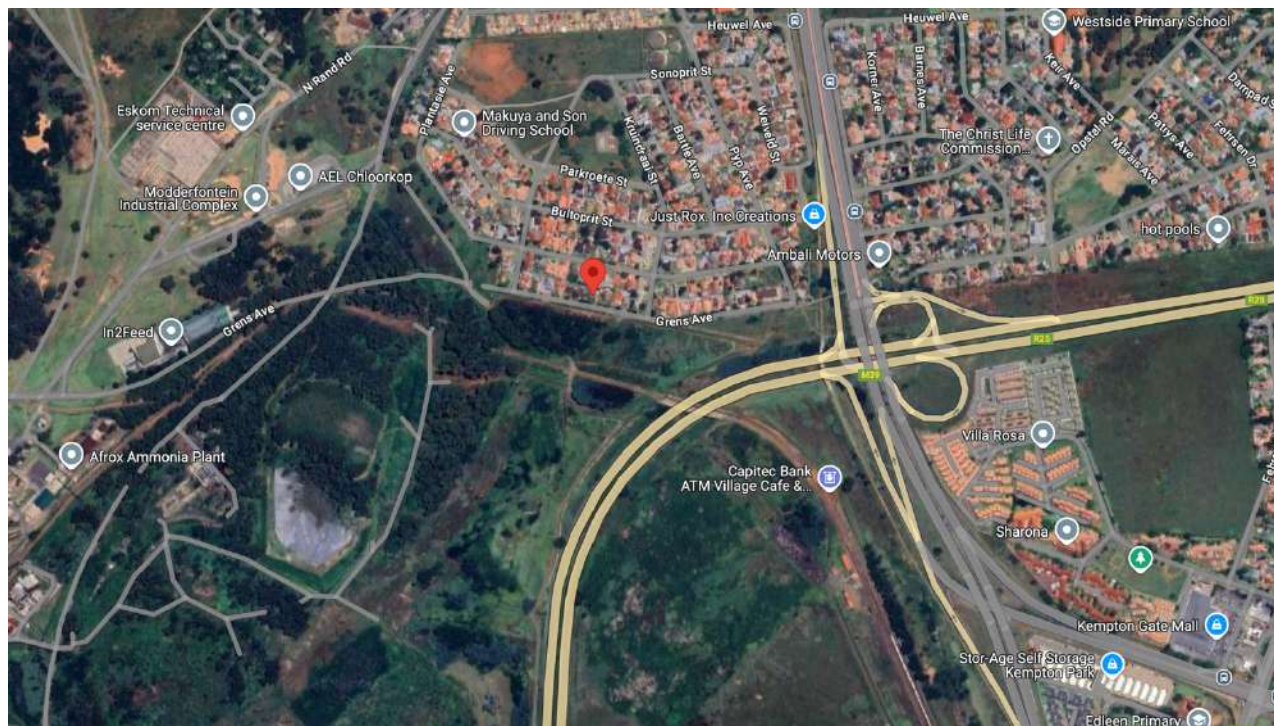
3. TITLE DEED INFORMATION

Title Deed No. T41801/2008

Erf Size: 612m²

4. LOCALITY

Kempton Park West is a suburb of Kempton Park, in Gauteng province, South Africa



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Page | 4



5. DESCRIPTION OF IMPROVEMENTS

The subject property consists of a 612m² Single story in Kempton Park West. Improvements include:

- 5 bedrooms
- 2 bathroom
- Kitchen
- Living room/Lounge
- Dining room
- Outside rooms
- Garden
- Double garage
- Undercover parking

The house has a combination of a face brick that is painted and plaster, single storey dwelling with a pitched IBR roof. The dwelling comprises of five bedroom with built-in cupboards, two bathroom, a kitchen (with wooden built-in cupboards), Living room/lounge, dining room and a veranda.

There is also a plastered double garage with an IBR roof, that is joint to the under carport made of steel frames and an IBR roof.

Condition

The property is in a fair maintenance condition.

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. Should an eviction be required, this shall be the responsibility of the Purchaser.

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6. SITE PHOTOGRAPHS

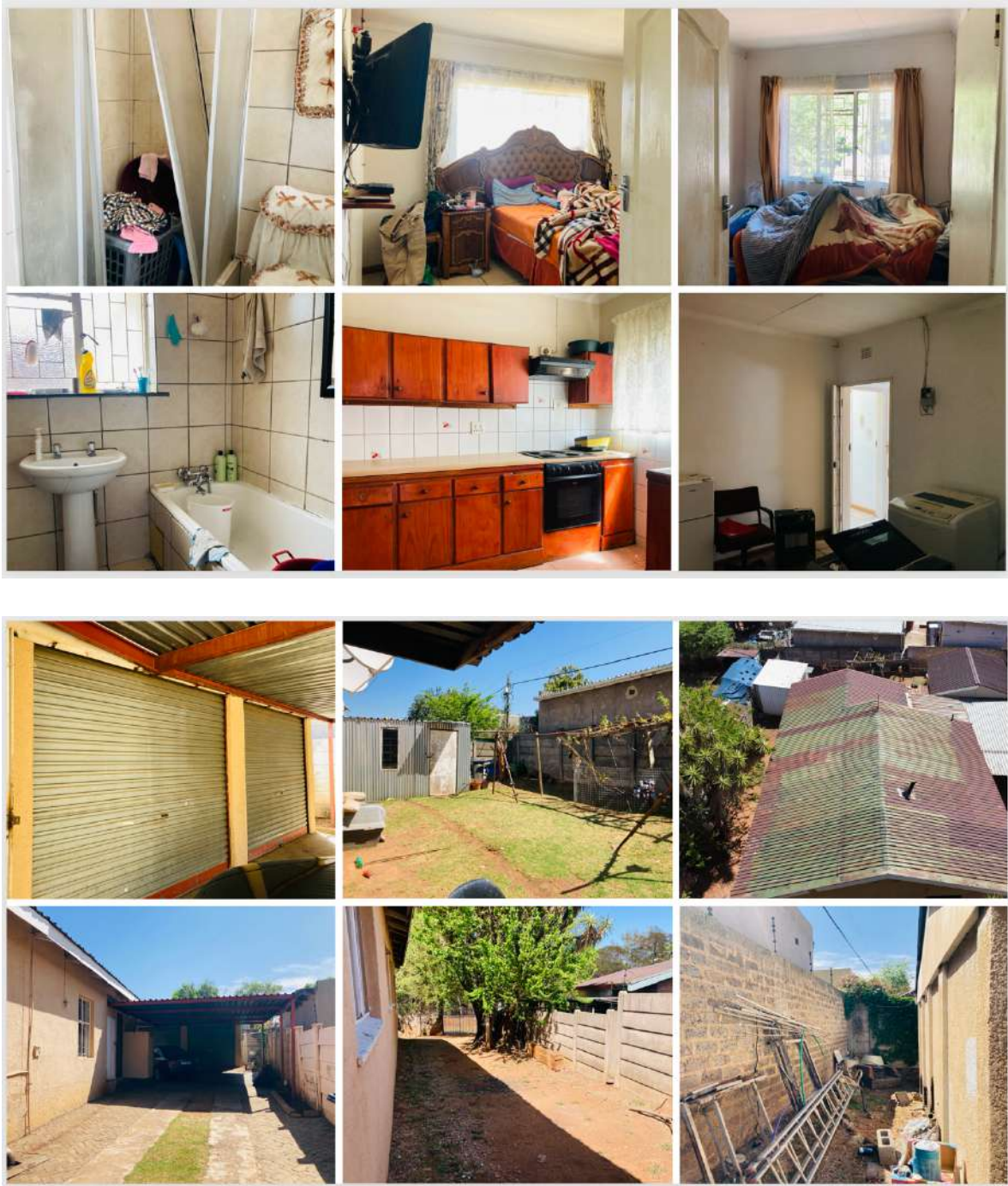


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Page | 6



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

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19 Grens Road, Kempton Park West, Kempton Park, 1619.	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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Page | 8



ADDITIONAL INFORMATION
The property is in a fair condition.

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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