



PROPERTY AUCTION

Residential Property in Minniebron, Brakpan Registered Size – 515 m²

11 Davy Street, Minniebron, Brakpan

Erf 514 MINNEBRON CITY OF EKURHULENI METROPOLITAN MUNICIPALITY GAUTENG

INSOLVENT DECEASED ESTATE

Duly Instructed by the Executors/Administrators of Deceased Estate – JL Pretorius (Executorship No. 006277/2024)



BID LIVE ONLINE VIA WEBCAST

Contact for further info:

Thato Molete

Cell: 073 305 6222

Email: thatom@wh.co.za

(Candidate Property Practitioner - 20237152754)

Joshua Pelkowitz

Cell: 072 536 5482

Email: joshuap@wh.co.za

(Property Practitioner – Certificate Number 2023332288)

Auction Date:

Thursday 7th August 2025 @ 12pm

Venue:

Online @ www.whauctions.com

Auctioneer:

Joshua Pelkowitz

Viewing/Showday(s):

Only via Appointment



1. GUIDELINE OF THE AUCTION

Auction Date & Venue: Thursday 7th 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: 5% (Excl. VAT) of the hammer price

Deposit: 15.75% of hammer price

Confirmation period: 21 business days.

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

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 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 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.

TERMS OF THE SALE

- The property is sold NOT SUBJECT TO VACANT OCCUPATION
- **15.75% deposit payable by purchaser on fall of the hammer.**
- Offers are non-suspensive and not subject to alteration.
- Offers are on a cash-basis and not subject to finance.
- **PURCHASER'S commission of 5% plus VAT.**
- Purchaser responsible for the Electrical, Plumbing, Gas and Borer Beetle Certificates where applicable
- 21 Business Day Confirmation Period

For queries regarding the properties on auction contact:

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, 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



HOW TO BID ON WEBCAST

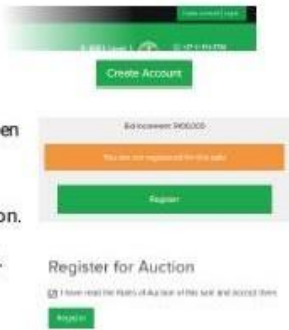
Webcast Auctions at www.whauctions.com



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

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AUCTIONEERS

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2. GENERAL

Property Address: <https://maps.app.goo.gl/Gm6sXJFw39MTn4hB6>

Erf & Suburb & City: Erf 514 MINNEBRON CITY OF EKURHULENI METROPOLITAN MUNICIPALITY
GAUTENG

3. TITLE DEED INFORMATION

Title Deed No. T36318/2003

Erf Size: 515m²

Zoning: Residential 1

4. LOCALITY

Minniebron is a suburb located in Brakpan, which is found in the east of Johannesburg, Gauteng province of South Africa. It is situated in the City of Ekurhuleni metropolitan 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 N17 and R23



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5. DESCRIPTION OF IMPROVEMENTS

Due to lack of access, Google imagery has been used to make assumptions of the improvements on site, together with experience from similar properties inspected. It is assumed the improvements consist of:

- 2 Bedrooms
- 2 Bathroom
- Living Room
- Kitchen
- Covered parking

Condition

Unknown due to lack of access.

Site Layout



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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6. ONSITE PHOTOGRAPHS



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7. MUNICIPAL ACCOUNT



www.ekurhuleni.gov.za

City of Ekurhuleni

a partnership that works

BRAKPAN SDC



PO BOX 15
BRAKPAN
1540










Phone: 0860 543 000
Email: callcentre@ekurhuleni.gov.za
Twitter: @EMM_Call_Centre

COPY TAX INVOICE

VAT Reg No. 4280193493

Invoice number: 34015677182025/05/25

Page 1 of 1

Name	J L & J PRETORIUS		Account Number	3401567718		
Ward Number	105	Payments Included Until	2025/05/25		Vat Reg. No.	
Street Address			Electricity / Water Deposit		Statement Date	
			Cash	Guarantee		
11 DAVY			700.00	0.00	2025/05/26	
Township			Sectional Title		Property Valuation	
			Sectional Title Name		Unit No.	Total Value
MINNEBRON					910 000	
ERF Number	H48 000 00000514	Portion	00000 0000 0000		Area m2	515
Date	Icon	Details		Charge (excl. VAT)	VAT	Charge (incl. VAT)
04/26		BALANCE BROUGHT FORWARD		6201.98		6201.98
05/06		PAYMENT - THANK YOU		-1900.00		-1900.00
05/13		PAYMENT - THANK YOU		-1433.60		-1433.60
		SUB TOTAL		2868.38		2868.38
04/30		FINAL NOTICE		190.21	28.53	218.74
PROPERTY RATES						
05/26		PROPERTY RATES RESIDENTIAL		873.60		873.60
05/26		VA-VALUE-EXCLUSION		-144.00		-144.00
REFUSE REMOVAL						
05/26		BASIC REFUSE x 1 units		222.88	33.43	256.31
WATER SERVICE						
05/26	  	METER-NO 171122481 TARIFF: WATER-RESIDENTIAL Curr = 2212 Prev = 2182 Cons = 30 Reading dates: Curr 25/05/11 Prev 25/04/08 WATER 30 kl		993.79	149.07	1142.86
SEWERAGE						
05/26		SEWER 30 kl TOTAL CURRENT LEVY 2880.49		463.46	69.52	532.98

30 Days	60 Days	90 Days	90+ Days	Total Charge (excl. VAT)	Total VAT	Total Charge (incl. VAT)
2435.24	433.14	0.00	0.00	5468.32	280.55	5748.87
Amount In Advance		0.00	Due Date	2025/06/30	Amount Payable	5749.00

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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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ADDITIONAL INFORMATION
Access could not be gained into the property. Therefore, the condition of the property is unknown.

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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