



PROPERTY AUCTION

Residential Property
Empangeni, KwaZulu Natal
Land Size – 200m²

Dumisani Makhaye, Empangeni , KwaZulu Natal
Erf 10359, Empangeni, KwaZulu Natal

INSOLVENT DECEASED ESTATE

Duly Instructed by the Executors/Administrators of Late Estate – NB CEBEKHULU (Masters Ref 006494/2018)



BID LIVE ONLINE VIA WEBCAST

Contact for further info:

Maswati Dlamini

Cell: 063 742 8183

Email: maswati.dlamini@wh.co.za

(Candidate Property Practitioner)

Joshua Pelkowitz

Cell: 072 536 5482

Email: joshuap@wh.co.za

(Property Practitioner – Certificate Number 2023332289)

Auction Date:

Thursday 21st August 2025 @ 1pm

Venue:

Online @ www.whauctions.com

Auctioneer:

Joshua Pelkowitz

Viewing/Showday(s):

Only via Appointment



1. GUIDELINE OF THE AUCTION

Auction Date & Venue: Thursday 21st August 2025 1pm 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 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. (5%) R 50 000

VAT on the Buyer's Premium R7 500

Total Purchase Price R 1 057 500

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.

For queries regarding the properties on auction contact:

Maswati Dlamini: 063 742 8183

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

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Registered with PPRA



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.
- Occupation, risk, and responsibility for all usage will pass to the Purchaser on date of Guarantees being Issued, or the full purchase price being paid – whichever comes first.
- 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

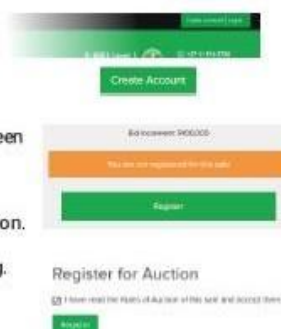
Webcast Auctions at www.whauctions.com

- 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.



whauctions.com

Office: 011 574 5700 • info@whauctions.com



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2. GENERAL

Property Address: Dumisani Makhaye, Empangeni, KwaZulu Natal

<https://maps.app.goo.gl/WJAPDeha2XECyJY78>

Erf & Suburb & City: Erf 10359 Empangeni Umhlathuze KwaZulu Natal

3. TITLE DEED INFORMATION

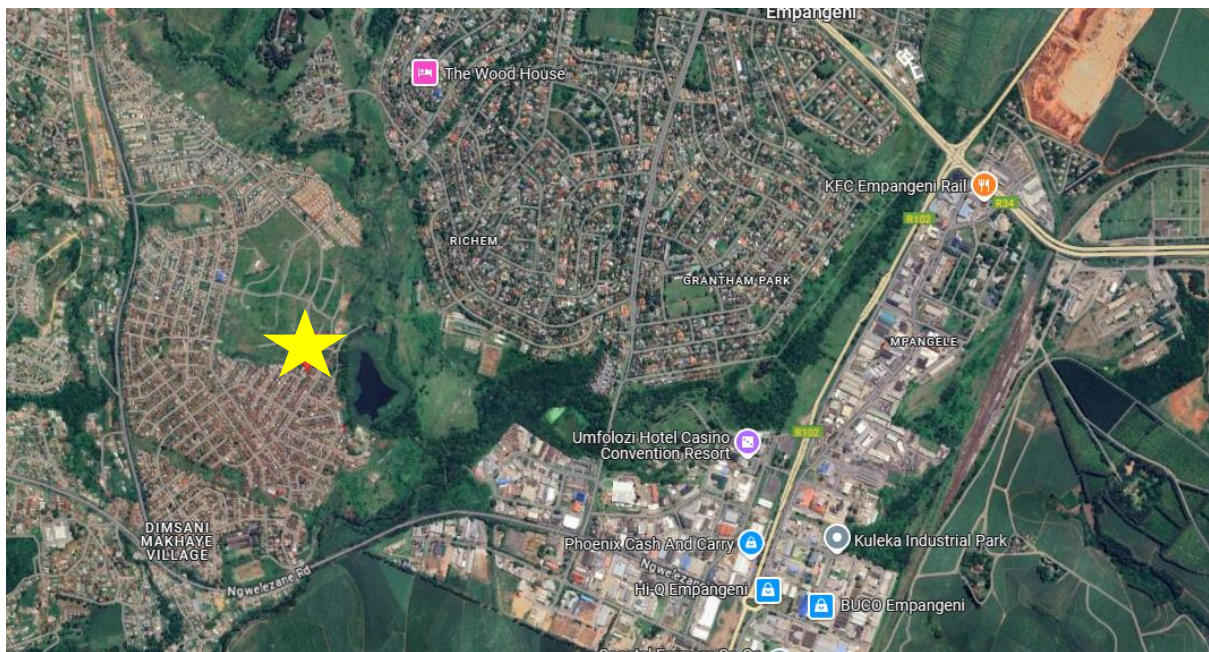
Title Deed No: T39482/2014

Erf Size: 200m²

Zoning: RESIDENTIAL

4. LOCALITY

Empangeni is a vibrant town in northern KwaZulu-Natal, situated about 16 km inland from the port city of Richards Bay and roughly 160 km north of Durban. It offers cultural and recreational amenities such as the Empangeni Arts & Cultural History Museum, the Umlalazi/Enseleni Nature Reserve, and an 18-hole golf course. With a population of over 110,000 in the wider area, Empangeni blends its historical roots with modern development, supporting a diverse economy and serving as a gateway to surrounding wildlife reserves



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5. DESCRIPTION OF IMPROVEMENTS

WH was not able to gain access into the premises. The below is based on assumptions from similar properties dealt with. The property consists of a single storey, 200m² residential house with a tiled roof. We assume improvements consist of:

- 2 to 3 Bedrooms
- 1 Bathrooms
- Lounge, Dining Room and Kitchen
- Small garden/yard

Condition

Due to lack of access, we are unsure of the condition inside but can assume general maintenance is needed.

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.

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6. SITE PHOTOGRAPHS



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7. MUNICIPAL ACCOUNT

BDD&BN MKHWANAZI
PO Box 7709
EMPANGENI RAIL
3910

City of uMHLATHUZE
SERVING: KZN282
5 Mark Strasse, Central Business District, Richards Bay Private Bag X1004,
Richards Bay, 3900
Telephone: +27 35 9075000
Fax: +27 35 9075444/516/7
Website: <http://www.umhlathuze.gov.za>
E-Mail: accounts@umhlathuze.gov.za
EMERGENCY: 0800 222 827, <mailto:creg@umhlathuze.gov.za>

INVOICE NUMBER		TAX INVOICE		REGION: 0006 EMPANGENI		
202000323789		VAT REG NO. 4690193521		WARD NO: 23		
ACCOUNT NO	01392625	CLIENT'S VAT REG NO		PAYMENT REFERENCE NUMBER	01392625	
ERF NO	1621	PORTION	0	SECTIONAL TITLE NUMBER		
VALUATION	857,000	AREA (M2)	1,230	DEPOSIT-CASH (R) GUARANTEE	R 200.00 R 0.00	
ADDRESS					40 LOUIS BOTHA NYALAPARK EXT 21 EMPANGENI	
DESCRIPTION					VAT	AMOUNT (incl. VAT)
Balance Brought Forward						10,515.38
Payments						
PAYMENT - THANK YOU - 30-05-2025						-800.00
PAYMENT - THANK YOU - 28-05-2025						-4,000.00
PAYMENT - THANK YOU - 30-05-2025						-4,000.00
Sub Total						-8,800.00
PROPERTY RATES						
Rates Residential R 857000.00 X 0.0123 /12					0.00	878.43
Rates Res Impenmissible R 15000.00 X 0.0123 /12					0.00	-15.38
Sub Total					0.00	863.05
WASTE MANAGEMENT						
Solid Waste Residential					30.40	233.08
Sub Total					30.40	233.08
WASTE WATER						
Waste Water Residential 20 KL x 13.7100					41.13	315.33
Sub Total					41.13	315.33
WATER						
Meter: CPHB5283 MRD: 20250513 Curr MR: 3835 Pr MRD: 3818 Cons: 17.00 KL						
Water Residential 8.000 KL x 7.2738					8.73	66.92
Water Residential 6.000 KL x 9.2575					8.33	63.88
Water Residential 3.000 KL x 15.5038					6.98	53.49
Water Basic Charge Developd Res 1.000 x 55.6600					8.35	64.01
Sub Total					32.39	248.30
Monthly Charges						1,859.78
Total Due					R 103.92	R 3,375.14
Installment Plan		Current	30 Days	60 Days	90 Days+	
		0.00	1,659.76	1,715.38	0.00	

PLEASE NOTE NO PAYMENT WILL BE ACCEPTED IN THE ABSA BANK ACCOUNT FROM THE 28TH OF FEB 2025. RATES REBATE FORMS ARE AVAILABLE FROM ALL MUNICIPAL OFFICES FROM 1 MARCH 2025 AND THE CLOSING DATE IS 31 MAY 2025.

REMITTANCE ADVICE			
ACCOUNT NO.	01392625	DUE DATE	15 July 2025
		AMOUNT	3,375.00

Use Pay@ Reference No. When paying with these channels

your payment partner

FIRST NATIONAL BANK (FNB)
A/C NO: 6303946843
BRANCH CODE: 210554
REF: 01392625

11802 1392625

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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**

Unknown due to lack of access but we can assume general maintenance will be required.

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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