

PROPERTY AUCTION



Residential House & 4 Flats/Rooms - Olievenhoutbos

Registered Erf Size – 304m²

6841 Mafumo Street | Olievenhoutbos Ext 36 | Gauteng

Erf 7243 OLIEVENHOUTBOS EXT 36 CITY OF TSHWANE METROPOLITAN MUNICIPALITY GAUTENG

INSOLVENT DECEASED ESTATE

Duly Instructed by the Executors/Administrators of Deceased Estate – N MBELEMBUSHE (Executorship No. 016701/2024)



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, 19th August 2025 @11am

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

Viewing/Show-day: By Appointment



GUIDELINE FOR THE AUCTION

Auction Date & Venue: Tuesday, 19th 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: 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 1 000 000-00

Buyers comm. (5%) R 50 000-00

VAT on the Buyer's Premium R 7 500-00

Total Purchase Price R 1 057 500-00

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 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, 0.75%) 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:

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 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

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HOW TO BID ON WEBCAST

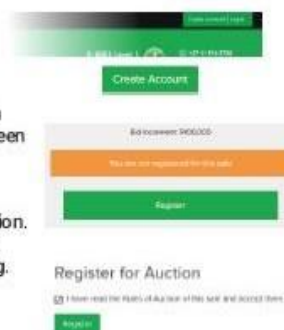
Webcast Auctions at www.whauctions.com

- 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.

**BID!
NOW!**
REGISTER ONLINE

whauctions.com

Office: 011 574 5700 • info@whauctions.com



AUCTIONEERS

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GENERAL

Property Address: 6841 Mafumo Street | Olievenhoutbos | Olievenhoutbos Ext 36 | Gauteng

Erf & Suburb & City: Erf 7243 Olievenhoutbos Ext 36 City of Tshwane Metropolitan Municipality Gauteng

TITLE DEED INFORMATION

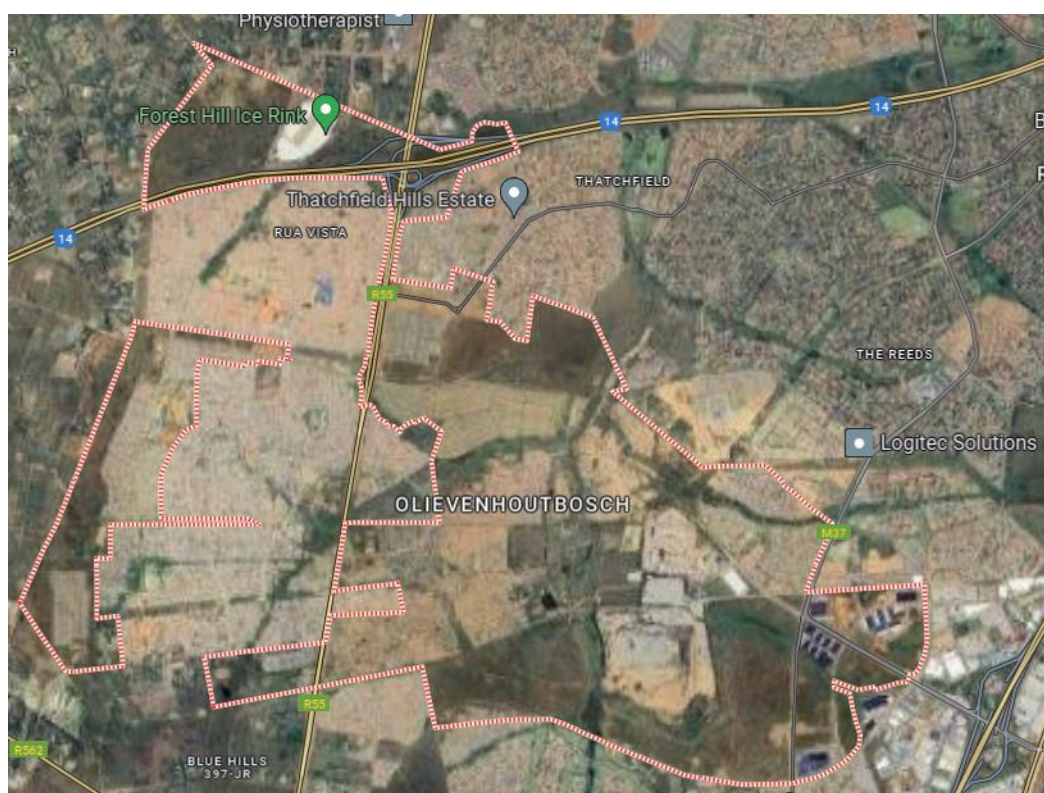
Title Deed No. T89137/2011

Erf Size: 304m²

Rates: R3 649.71

LOCALITY

Olievenhoutbosch is a township in Centurion, Gauteng, South Africa on the R55 route. It was established in the 1990s. It is densely populated and is one of the fastest-growing townships in the province.



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DESCRIPTION OF IMPROVEMENTS

WH representatives were not given access for interior assessment. The property appears to consist of a free standing residential house with an adjacent block of 4 rooms/apartments. We assume the improvements include the below.

Main house

- 2 Bedrooms
- 1 Bathroom
- Kitchen
- Living Area/ Dining room

Double storey building with 4 apartments

- 1 bedroom, 1 bathroom bachelor flats (X4)

Condition

Due to not being able to gain access to the property, we can assume the property is in need of maintenance.

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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SITE IMAGES



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MUNICIPAL ACCOUNT



Tel: 012 358 9999
Fax: 012 358 6111
E-mail: customercare@tshwane.gov.za
Address: P O Box 408 | Pretoria | 0001

COPY TAX INVOICE: 325007087512
CITY OF TSHWANE VAT REG NO 4000142267

Issued: 26/07/24

MHLONGO & 2 OTHERS, E N
7243 STAND
OLIEVENHOUTBOSCH
0187

Account No.

5008381427

7609085883081 /

Page no. 1 of 2

Account for P19	Stand no. 07243	Township OLIEVENHOUTBOS X36	Days 28
Address 6766 23RD STREET	Sections the scheme		Unit no. 00000
Meter reading unit 195636A	Group account	Deposit date 27/03/12	Deposit 3520.00
Giskey: 050507243		BP: 1272701	

DATE	DETAILS	AMOUNT (R) (excluding VAT)	VAT (R)	AMOUNT (R) (including VAT)
27/06/24	Balance Brought Forward	5,745.00	0.00	5,745.00
15/07/24	Payment (Thank You)	2,000.00-	0.00	2,000.00-
26/07/24	Sub Total (A)	3,745.00	0.00	3,745.00
27/06/24	Current Instalment	1,116.66	0.00	1,116.66
26/07/24	Property Rates	360.92	0.00	360.92
26/07/24	Water	1,505.14	225.77	1,730.91
26/07/24	Sanitation	383.67	57.56	441.23
	VAT 14% on services of R 0.00		0.00	
	VAT 15% on services of R 1888.81		283.32	
	Total Current Levy (B)	3,366.39	283.32	3,649.71
	TOTAL AMOUNT PAYABLE (A+B)	7,111.39	283.32	7,394.71

30-60 Days	90+ Days	Total charges (excluding VAT)	Total VAT	Total charges (including VAT)
10,281.91	19,874.32	7,111.39	283.32	7,394.71
OVERDUE AMOUNT	DUE DATE	IMMEDIATELY		3,745.00
CURRENT ACCOUNT	DUE DATE	16/08/24	AMOUNT PAYABLE	3,649.71
Current Arrangement Balance is R 26411.23				
Name MHLONGO & 2 OTHERS, E N		Final date for payment 16/08/24	Account no 5008381427	7,394.71
EasyPay xxxxxx 9 1945 5008381427 7 Post Office xxxxxx 0247 5008381427				

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

Erf 7243 OLIEVENHOUTBOS EXT 36 CITY OF TSHWANE METROPOLITAN MUNICIPALITY GAUTENG	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
<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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