



# PROPERTY AUCTION

**Residential House with Outside Rooms**

**La Rochelle, Johannesburg South**

**Land Size – 495 m<sup>2</sup>**

**60 9<sup>th</sup> Street | La Rochelle, Johannesburg, Gauteng**

**Erf 496 La Rochelle City of Johannesburg Gauteng**

## INSOLVENT DECEASED ESTATE

**Duly Instructed by the Executors/Administrators of Deceased Estate – EW Olafisoje (Executorship No. 016137/2023)**



## BID LIVE ONLINE VIA WEBCAST

Contact for further info:

**Maswati Dlamini**

Cell: 063 742 8183

Email: [maswati.dlamini@wh.co.za](mailto:maswati.dlamini@wh.co.za)

(Candidate Property Practitioner)

**Joshua Pelkowitz**

Cell: 072 536 5482

Email: [joshuap@wh.co.za](mailto:joshuap@wh.co.za)

(Property Practitioner – Certificate Number 2023332289)

**Auction Date:**

Thursday 28<sup>th</sup> August 2025 @ 1pm

**Venue:**

Online @ [www.whauctions.com](http://www.whauctions.com)

**Auctioneer:**

Joshua Pelkowitz

**Viewing/Showday(s):**

**Only via Appointment**



## 1. GUIDELINE OF THE AUCTION

Auction Date & Venue: Thursday 28<sup>th</sup> August 2025 1pm online @ [www.whauctions.com](http://www.whauctions.com)

Registration: Bidders can register at any time prior to auction on [www.whauctions.com](http://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 R 7 500

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

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*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 16<sup>TH</sup> ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • EMAIL: [INFO@WH.CO.ZA](mailto:INFO@WH.CO.ZA)

[WWW.WHAUCTIONS.COM](http://WWW.WHAUCTIONS.COM)

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## **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

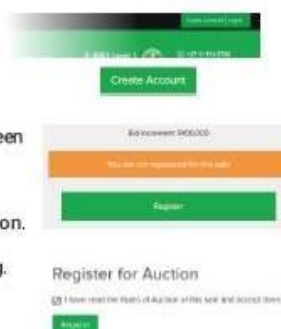
Webcast Auctions at [www.whauctions.com](http://www.whauctions.com)



## 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](http://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](mailto:info@whauctions.com)



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## 2. GENERAL

Property Address: 60 9<sup>th</sup> Street, La Rochelle, Johannesburg South, 2190.

<https://maps.app.goo.gl/qGGzvGWKcZgsRXdr8>

Erf & Suburb & City: Erf 496 La Rochelle City of Johannesburg Gauteng

## 3. TITLE DEED INFORMATION

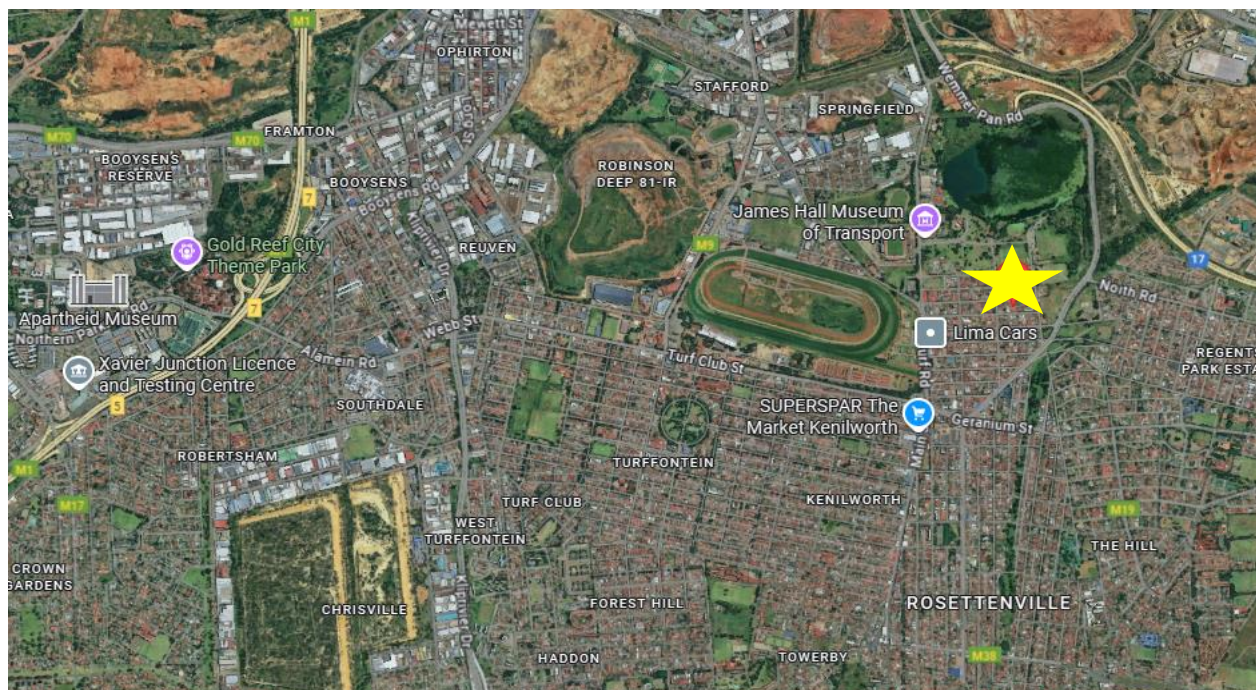
Title Deed No: T76811/2006

Erf Size: 495m<sup>2</sup>

Zoning: RESIDENTIAL

## 4. LOCALITY

La Rochelle is a suburb of Johannesburg, South Africa. South of the Johannesburg CBD, the suburbs of Turffontein and Rosettenville lie to its south. It is located in Region F of the City of Johannesburg Metropolitan Municipality.



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## DESCRIPTION OF IMPROVEMENTS

Access was **denied** on date of inspection Based on experience with similar properties, the subject property consists of a single storey, residential house in La Rochelle, Johannesburg. **we assume** improvements include:

- 3 Bedrooms
- 2 Bathrooms
- Kitchen
- Living room/Lounge
- Dining room
- Varinder
- Double parallel shade covered parking
- Outside room
- Outside toilet
- 

### Condition

From an external assessment it appears the property is in a poor maintenance condition and maintenance will be required.

### Site Access

Access is gained to the site via the main gate on the 9<sup>th</sup> Street.

### 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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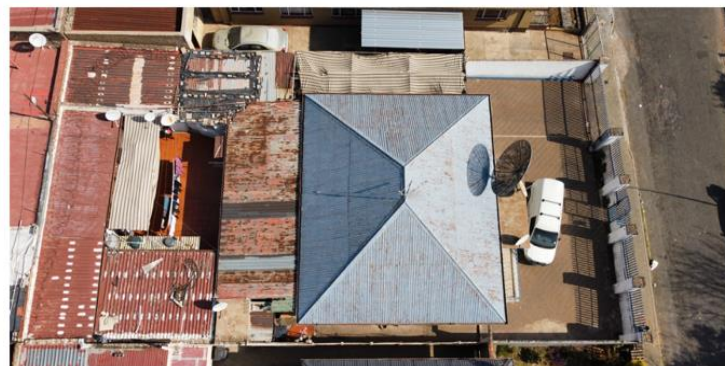
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## 5. SITE PHOTOGRAPHS



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## 6. MUNICIPAL ACCOUNTS



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. : PKITUP - 4790191292  
VAT NO. : CITY POWER - 4710191182

**OLAFISOYE OBA & EW**  
**PO BOX 280**  
**JOHANNESBURG**  
**2000**

<b>Date</b>	<b>2025/07/15</b>
<b>Statement for</b>	<b>July 2025</b>
<b>Physical Address</b>	<b>60 NINTH STREET</b>
<b>Stand No./Portion</b>	<b>00000496 - 00000 - 00</b>
<b>Township</b>	<b>LA ROCHELLE</b>

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
495 m2	1	2023/07/01	F1	Market Value R 980,000.00	Region F WARD 57

Invoice Number : 112006247442  
Client VAT Number :

Group :  
Next Reading Date :  
Deposit Paid : R 1,211.04

Account Number 504975528

(PIN Code:259821)

Previous Account Balance

Sub Total

Interest on Arrears

Current Charges (Excl. VAT)

VAT @ 15%

709,764.62

709,764.62

403.18

9,016.40

1,271.33

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
687,743.93	8,961.57	13,059.12	10,690.91	0.00	720,455.53

<b>Total Due</b>	<b>720,455.53</b>
<b>Due Date</b>	<b>2025/07/30</b>

**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 : 2025/07/15 OLIPHANT ANDREW & ESTHER WEN OLAFISOYE

Acc. No. : 504975528 - 60 NINTH STREET, LA ROCHELLE

<b>EasyPay</b>	<b>&gt;&gt;&gt;&gt; 91115 5049755282</b>
<b>SAPO</b>	<b>0146 504975528</b>

**>>>> 516008800111159 50497552809**

**Standard Bank City of Johannesburg Banking Details:**

Internet banking - Select preloaded Company details "City of Johannesburg".

Deposits at SBSA branches - CIN no AA45 to be used in place of bank acc.no.

Client Account No/Deposit Reference 504975528

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Account Number 504975528			
<b>Johannesburg Water</b>	<b>VAT No. 4270191077</b>	<b>Amount</b>	<b>Sub Total</b>
Water & Sanitation			
Sewer monthly charge based on Stand size 495 m2 ( Billing Period 2025/07 )		697.73	
VAT: 15.00% ( Total Amount: 697.73 )		104.66	<b>802.39</b>
<b>City Power</b>	<b>VAT No. 4710191182</b>		
Electricity			
(Reading period = 2024/05/28 to 2025/07/07 = 406 days)			
Meter: 48000431683; Register: ; Multiply factor: ; Start reading: 175,833.000;			
End reading: 198,969.000; Difference: 23,136.000; Consumption: 23,136.000;			
Units: kWh; Type: Actual Readings.			
Daily average consumption 56.985 kWh			
Charges for 23,136.000 kWh are based on a sliding scale for a 406 day period			
Reversal of interim charges		- 1,126.15	
Reversal of interim charges		- 1,292.42	
Reversal of interim charges		- 2,775.52	
Reversal of interim charges		- 771.75	
Reversal of interim charges		0.00	
Reversal of interim charges		- 921.80	
Reversal of interim charges		- 12,171.42	
Reversal of interim charges		- 13,968.56	
Reversal of interim charges		- 21,051.38	
Reversal of interim charges		- 1,548.58	
Step 1 558.522 kWh @ R 2.0163 ( Billing Period 2025/07 )		1,126.15	
Step 2 558.521 kWh @ R 2.3140		1,292.42	
Step 3 820.455 kWh @ R 2.4847		2,038.58	
Step 1 5,995.893 kWh @ R 2.2728 ( Billing Period 2025/07 )		13,627.47	
Step 2 5,995.893 kWh @ R 2.6064		15,639.69	
Step 3 8,807.820 kWh @ R 2.8008		24,668.94	
Step 1 114.980 kWh @ R 2.6444 ( Billing Period 2025/07 )		304.08	
Step 2 114.989 kWh @ R 3.0348		348.97	
Step 3 168.918 kWh @ R 3.2587		550.45	
Extended Social Package Grant		0.00	
Network Surcharge kWh		0.00	
Network Surcharge kWh		82.71	
Network Surcharge kWh		0.00	
Network Surcharge kWh		888.22	
Network Surcharge kWh		0.00	
Network Surcharge kWh		17.03	
Registered Social Landlord Rebate		0.00	
Registered Social Landlord Rebate		0.00	
Registered Social Landlord Rebate		0.00	
Service charge		278.98	
Network charge		903.69	
VAT: 15.00% ( Total Amount: 6,139.80 )		920.97	<b>7,060.77</b>
<b>City of Johannesburg</b>	<b>VAT No. 4760117194</b>		
Property Rates			
Category of Property: Property Rates Residential			
R 980,000.00 X R 0.0095447 / 12 ( Billing Period 2025/07 )		779.49	
Less rates on first R300 000.00 of market value		- 84.67	
Less rates on first R300 000.00 of market value		- 153.95	
VAT: 0 %		0.00	<b>540.87</b>
<b>PIKITUP</b>	<b>VAT No. 4790191292</b>		
Refuse			
Refuse Residential		310.00	
VAT: 15.00% ( Total Amount: 310.00 )		46.50	<b>356.50</b>

#### Where can payments be made ?

Any CoJ Cash Office; any Easy Pay site; any bank (branch, ATM or internet site).  
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

#### How can payments be made ?

By debit order, cash, debit or credit card.  
KEEP ALL RECEIPTS FOR FUTURE REFERENCE

#### When can payments be made ?

Payments must reach CoJ on or before the due date.

#### Change of Address

This must be done timeously, in writing and submitted to any CoJ Municipal Regional Office.

#### 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.

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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**

From an external assessment it appears the property is in a poor maintenance condition and 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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