



# PROPERTY AUCTION

**5 Bedroom 2 Bathroom House**

**Klopperpark, Germiston**

**Land Size – 553m<sup>2</sup>**

**21 HEIMWEE STREET | Klopperpark, Germiston, 1601**

**Erf 204 KLOPPERPARK CITY OF EKURHULENI METROPOLITAN MUNICIPALITY**

## INSOLVENT DECEASED ESTATE

**Duly Instructed by the Executors/Administrators of Deceased Estate – C Martins (Estate No. 016132/2023)**



## BID LIVE ONLINE VIA WEBCAST

Contact for further information:

**Thato Molete**

Cell: 073 305 6222

Email: [thatom@wh.co.za](mailto:thatom@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 August 2025 @12pm

**Venue:**

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

**Auctioneer:**

Joshua Pelkowitz

**Viewing/Show day(s):**

**BY APPOINTMENT**



## GUIDELINE OF THE AUCTION

Auction Date & Venue: **Thursday, 28<sup>th</sup> August 2025 @ 12pm** 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.

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

Thato Molete: 073 305 6222

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

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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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Registered with PPRA





# HOW TO BID ON WEBCAST

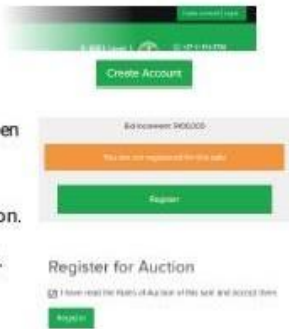
Webcast Auctions at [www.whauctions.com](http://www.whauctions.com)



## 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)

**AUCTIONEERS**

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GENERAL

Property Address: 21 Heimwee Street, Klopperpark, Germiston, 1601

Erf & Suburb & City: Erf 204 KLOPPERPARK CITY OF EKURHULENI METROPOLITAN MUNICIPALITY

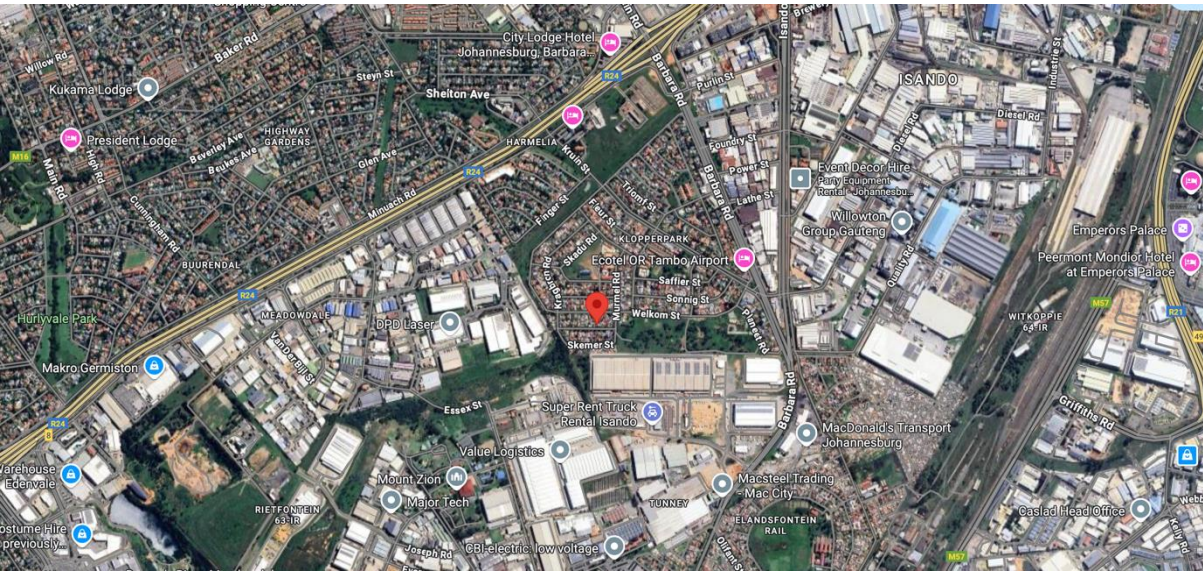
TITLE DEED INFORMATION

Title Deed No. T22685/2007

Erf Size: 553m<sup>2</sup>

LOCALITY

Klopperpark is a suburb located in Germiston, Gauteng, South Africa, known for its residential properties, family-friendly atmosphere, and proximity to amenities and transport routes. It's a smaller area with a population of around 2,788 people and 825 households. According to Pompa Realty, it offers a peaceful environment while still being conveniently situated.



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## DESCRIPTION OF IMPROVEMENTS

The subject property consists of a 553m<sup>2</sup> residential property in Klopperpark, Germiston. Improvements include:

- 5 bedrooms
- 2 bathroom
- Kitchen
- 2 Living room / Lounge
- Dining room
- Undercover Parking
- Spacious yard

### Condition

The property is in a poor maintenance condition. Needs maintenance and repairing/replacement in specific sections.

### 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 PHOTOGRAPHS



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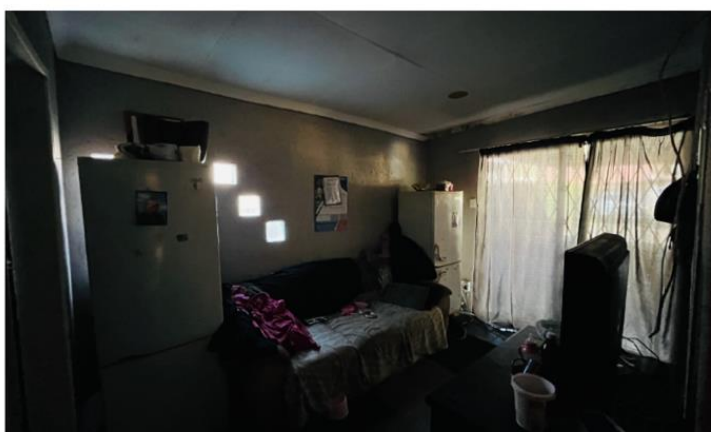
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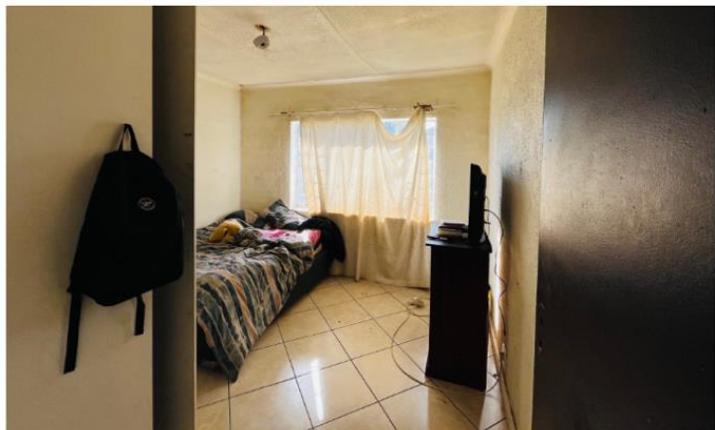
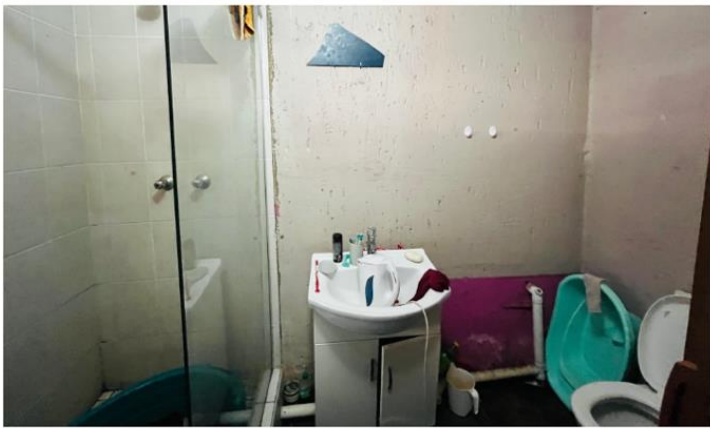
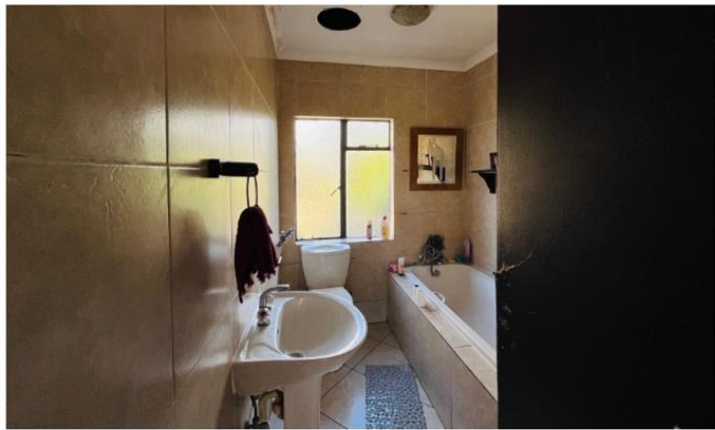
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Page | 7





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MUNICIPAL ACCOUNT



**City of Ekurhuleni**  
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GERMISTON SDC  
PO BOX 145  
GERMISTON  
1401



Phone: 0860 543 000  
Email: callcentre@ekurhuleni.gov.za  
Twitter: @EMM\_Call\_Centre

**COPY TAX INVOICE**  
VAT Reg No. 4280193493  
Invoice number: 26107878242025/07/26  
Page 1 of 3

Name	C MARTINS		Account Number	2610787824			
Ward Number	92	Payments Included Until	2025/07/26		Vat Reg. No.		
Street Address			Electricity / Water Deposit		Statement Date		
			Cash	Guarantee			
21 HEIMWEE CRESCENT			5937.94	0.00	2025/07/27		
Township			Sectional Title		Property Valuation		
			Sectional Title Name		Unit No.	Total Value	
KLOPPERPARK					1 260 000		
ERF Number	M92 000 00000204	Portion	00000 0000 0000		Area m2	553	
Date	Icon	Details			Charge (excl. VAT)	VAT	Charge (incl. VAT)
06/22		BALANCE BROUGHT FORWARD			97048.97		97048.97
		SUB TOTAL			97048.97		97048.97
07/27		INTEREST ON ARREARS			956.46		956.46
07/18		H/O REVERSAL - R610011223			5838.60		5838.60
07/18		H/O REVERSAL - R610011873			4865.50		4865.50
07/18		H/O REVERSAL - R610011223			5083.48	762.54	5846.02
07/18		H/O REVERSAL - R610011873			4367.94	655.21	5023.15
07/18		H/O REVERSAL - R610011223			892.78	133.92	1026.70
07/18		H/O REVERSAL - R610011873			1692.56	253.88	1946.44
07/18		H/O REVERSAL - R610011223			854.74	128.21	982.95
07/18		H/O REVERSAL - R610011873			1261.72	189.27	1450.99
07/18		H/O REVERSAL - R610011223 x 0 units			1384.70	207.69	1592.39
07/18		H/O REVERSAL - R610011873 x 0 units			998.40	149.75	1148.15
07/18		H/O REVERSAL - R610011223			68.38		68.38
07/18		H/O REVERSAL - R610011223			48.29		48.29
07/18		H/O REVERSAL - R610011223			14.68		14.68
07/18		H/O REVERSAL - R610011223			22.31		22.31
07/18		H/O REVERSAL - R610011223			172.41		172.41
07/18		H/O REVERSAL - R610011223			16.66		16.66
07/18		H/O REVERSAL - R610011223			1563.61	234.53	1798.14

30 Days	60 Days	90 Days	90+ Days	Total Charge (excl. VAT)	Total VAT	Total Charge (incl. VAT)
6461.90	6676.44	6189.34	106418.62	214744.10	15610.65	230354.75
Amount In Advance		0.00	Due Date	2025/08/19	Amount Payable	230355.00

MESSAGE



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GERMISTON SDC



PO BOX 145  
GERMISTON  
1401



Phone: 0860 543 000  
Email: callcentre@ekurhuleni.gov.za  
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		Cash	Guarantee		
21 HEIMWEE CRESCENT		5937.94	0.00	2025/07/27	
Township		Sectional Title		Property Valuation	
		Sectional Title Name		Unit No.	Total Value
KLOPPERPARK					1 260 000
ERF Number	M92 000 00000204	Portion	00000 0000 0000	Area m2	553
Date	Icon	Details	Charge (excl. VAT)	VAT	Charge (incl. VAT)
07/18		H/O REVERSAL - R610011873	178.19		178.19
07/18		H/O REVERSAL - R610011873	46.70		46.70
07/18		H/O REVERSAL - R610011873	39.78		39.78
07/18		H/O REVERSAL - R610011873	42.31		42.31
07/18		H/O REVERSAL - R610011873	203.14		203.14
07/18		H/O REVERSAL - R610011873	45.11		45.11
07/18		H/O REVERSAL - R610011873	1398.87	209.82	1608.69
06/25		FINAL NOTICE	190.21	28.53	218.74
07/17		FINAL NOTICE	211.74	31.76	243.50
PROPERTY RATES					
07/27		PROPERTY RATES RESIDENTIAL	1209.60		1209.60
07/27		VA-VALUE-EXCLUSION	-144.00		-144.00
ELECTRICITY					
07/27		FIXED CHARGE	109.78	16.47	126.25
07/27		METER-NO AL055525 TARIFF: ELA-RESIDENTIAL IBT Curr = 72595 Prev = 55984 Cons = 16611 Reading dates: Curr 25/07/10 Prev 24/02/27 16611.000 kWh	84009.23	12601.38	96610.61
07/27		METER-NO AL055525 TARIFF: ELA-RESIDENTIAL IBT INTERIM REVERSAL 1920.000 kWh	-4633.35	-695.00	-5328.35

30 Days	60 Days	90 Days	90+ Days	Total Charge (excl. VAT)	Total VAT	Total Charge (incl. VAT)
6461.90	6676.44	6189.34	106418.62	214744.10	15610.65	230354.75
Amount In Advance		0.00	Due Date	2025/08/19	Amount Payable	230355.00

MESSAGE

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KLOPPERPARK									1 260 000			
ERF Number		M92 000 0000204		Portion		00000 0000 0000		Area m2		553		
Date		Icon		Details			Charge (excl. VAT)		VAT		Charge (incl. VAT)	
REFUSE REMOVAL												
07/27				REFUSE: DOMESTIC 240L BIN x 1 units			236.25		35.44		271.69	
WATER SERVICE												
07/27				METER-NO 191039787 TARIFF: WATER-RESIDENTIAL Curr = 1405 Prev = 1328 Cons = 77 Reading dates: Curr 25/07/10 Prev 25/06/04 WATER 77 kl			3660.74		549.11		4209.85	
SEWERAGE												
07/27				SEWER-RESIDENTIAL 77 kl TOTAL CURRENT LEVY 133305.78			787.61		118.14		905.75	
LINKED ACCOUNTS												
				NH - NORMAL HANDO DC: MRT RECOVERIES 8007.61 2615365897032025/07/3001								

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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**

The property is in a poor maintenance condition. Needs maintenance and repairing/replacement in specific sections.

\_\_\_\_\_

**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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