



PROPERTY AUCTION

Student Accommodation - Potchefstroom

11 X Modern Sectional Title Apartments

Secure Estate 'Theresia Park' Complex

1,4km from North-West University

Plan 1112/2015 known as THERESIA PARK Situated at Erf 3190

POTCHEFSTROOM TLOKWE CITY COUNCIL NORTH-WEST

LIQUIDATION

Duly Instructed by the Liquidators of XYD Property Group (Pty) Ltd (In Liquidation), Master's Reference Number T495/2024



WH Auctioneers Properties (PTY) Ltd

578 16th Road, Randjespark, Midrand

Tel: 0115745700

Registered Firm with PPRA – (Certificate

Number 2023119384)

www.whauctions.com

**Units to Be Sold
Individually**

Auction Date & Time:

26 August 2025 @ 11h00

Venue:

Via Online webcast

Auctioneer:

Daniel Pelkowitz

Video Walkthrough:

<https://youtu.be/qyK3fkSBKq0>

Tshepo Tlhabanelo • Cell: 079 157 5111 • Email: tshepot@wh.co.za

(Property Practitioner – Certificate Number 202401072763626)

Lebogang Sekhitla • Cell: 083 377 9880 • Email: lebogangs@wh.co.za

(Property Practitioner – Certificate Number 20237761635)

Daniel Pelkowitz • Cell: 072 360 7510 • Email: danielp@wh.co.za

(Property Practitioner – Certificate Number 2023332288)



1. AUCTION GUIDELINES

Auction Date & Venue: 26 August 2025 @ 11h00 - Online @ www.whauctions.com

Registration: Bidders can register at any time prior to the auction.

Identity and FICA documents are required in order to register for the auction – NO EXCEPTIONS.

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.

Cash will NOT be accepted at the venue.

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 set out in the Rules of Auction.

Registration Fee: R25 000.00 (Refundable to unsuccessful bidders)

Deposit: 16,9% of hammer price

Commission: 6% Excl. VAT

Confirmation period: 21 business days.

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

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 16.9% is payable on the fall of the hammer including Auctioneers Commission plus VAT.

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:

Daniel Pelkowitz: 072 360 7510

Tshepo Tlhabanelo: 079 157 5111

Lebogang Sekhitla: 083 377 9880

TERMS OF THE SALE

- The properties are sold Voetstoots and NOT SUBJECT TO VACANT OCCUPATION
- PURCHASER'S commission of 6% plus VAT over and above the bid price
- 16.9% 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

The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.

Company Registration Nr: 2012/202070/07 • VAT Nr: 4310269388

Directors: S. Winterstein, P. Narasimany, 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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HOW TO BID ON WEBCAST

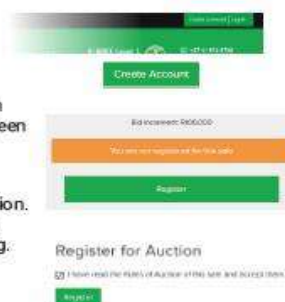
Webcast Auctions at www.whauctions.com

- 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



AUCTIONEERS

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BIDDING ON WEBCAST

Once approved, you can bid from any internet enabled device or computer. Bids can be placed on any item on any page where you see the green 'bid' amount button. (See screenshots below). Before the actual live auction closing, lots are open for pre-bidding. You can bid in increments or place Autobids and the system will bid for you up to that amount. During auction closing the Webcast screen will display one lot at a time with a live audio stream from the auctioneer.

Buyers are urged to inspect the items on viewing days before bidding. Bids can not be cancelled.

Pre-bidding phase. This is before the live auction closing.



Place a bid in increments. This is the current bid price + the bid increment.

Set an Autobid. This is the maximum amount you want to pay. The system will bid on your behalf up to this amount.

During live auction closing with audio stream from the auctioneer.



During live auction closing, the Webcast screen layout changes to show only one lot at a time that is being auctioned. The amount shown is the auctioneer's asking price. Click on the button to bid that amount.

Your bid status is displayed here after you bid. If outbid, bid again if the asking bid amount is in your budget.



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2. GENERAL

Property Address: 47 Dwars St, Potchefstroom, 2520

Complex Name: SS Theresia Park

3. TITLE DEED INFORMATION

Deeds Office: Vryburg

Title Deed Number: Multiple

Zoning: Residential

4. LOCALITY

Potchefstroom is an academic city in the North-West Province of South Africa. It hosts the Potchefstroom Campus of the North-West University. It is situated on the banks of the Mooi Rivier (Afrikaans for "pretty (or beautiful) river"), roughly 120 km west-southwest of Johannesburg and 45 km east-northeast of Klerksdorp. Potchefstroom, together with Rustenburg, is the second largest city in the North-West Province. The largest city, Klerksdorp, is situated about 45 km from the town.



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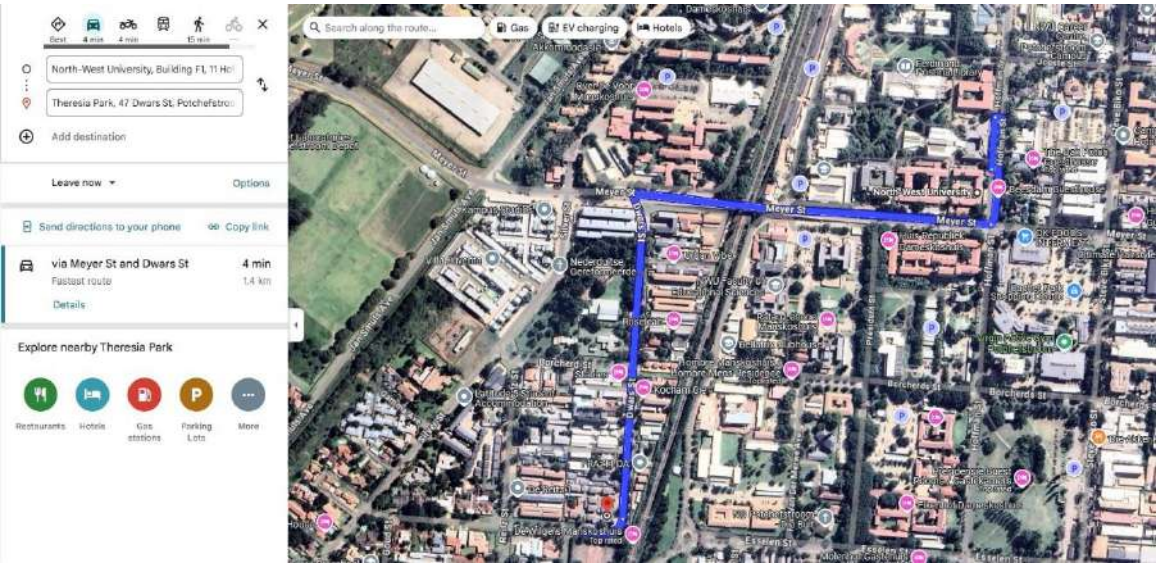
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Proximity to North-West University (Pukke)

Only 1,4km from North-West University



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5. DESCRIPTION OF IMPROVEMENTS

The subject properties are 11 apartments within the sectional title scheme SS Theresia Park situated in Potchefstroom. The complex comprises 25 x Sections, 11 of which form part of this sale. The units are utilised as student accommodation with lease contracts in place for each apartment. The apartments consist of bachelor apartments, 1-bedroom apartments and 2-bedroom apartments. The 2-bedroom apartments are double storey apartments and have 1 garage parking allocated and the other car parks outside the garage. The 1-bedroom apartments use unallocated parking bays.

Bachelor apartments consist of:

- 1-bedroom 1-bathroom units (ensuite)
- Small living area complete with open plan kitchen and lounge.
- The bedrooms are complete with built in cupboards.
- Internal floors consist tiling flooring.
- Walls are plastered and painted.
- The unit also has balcony

The bachelor apartments are all similar in a nature and measure approximately: 33m² each, they differ in positioning around the complex some being on the first-floor others on the second floor. The bachelor apartments are units; **6,7,8,10,11 and 12** respectively.

1-bedroom apartments consist of:

- 1-bedroom 1-bathroom units(ensuite)
- Living area complete with open plan kitchen and lounge.
- The bedrooms are complete with built in cupboards.
- Internal floors consist tiling flooring.
- Walls are plastered and painted.
- The unit also has balcony

The 1-bedroom apartments are all similar in a nature and measure approximately: 54m² each, they differ in positioning around the complex some being on the first-floor others on the second floor. The 1-bedroom apartments are units; **9 and 13** respectively

2-bedroom apartments consist of:

- Double storey apartment
- 2-bedroom 2-bathroom units
- Large living area complete with open plan kitchen and lounge.
- The bedrooms are well-sized and complete with built in cupboards.
- Internal floors consist tiling flooring.
- Walls are plastered and painted.
- The 2 bedrooms also have a shared balcony

The 2-bedroom apartments are all similar in a nature, they differ size ranging from 122m² -125m² and positioning around the complex. The 2-bedroom apartments are units; **5, 22 and 23** respectively.

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Parking

The 2-bedroom apartments have 1 garage and 1 parking bay directly outside the unit allocated. The 1-bedroom apartments use unallocated parking bays

Site Access and Security

Access to the property is gained through a palisade gate which is remote controlled, and all tenants are provided with a remote for access. There is a separate remote controlled palisade gate which they exist through.

Services

The electricity is pre-paid and the water is metred.

All fire equipment is in place and appears to be in working order and regularly serviced. The walls, stairwells, and all common areas are cleaned and serviced.

Summary

External Walls: Plastered and Painted Brickwork
 Internal Walls: Face brick plastered and painted.
 External Floors: Tiles/Tar/Concrete/Paved walkways
 Internal floors: Tiles
 Roof: Corrugated steel sheeting

Condition:

The units appear to be in a good condition. There is no evidence of roof leaks or structural damage. The building is kept very clean and neat and is serviced. All maintenance and upkeep is managed by the body corporate. 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.

Occupancy

As per the information below, all units are fully tenanted. The leases are currently on an annual basis. The rentals are all up to date. The units are in high demand and very rarely vacant. The leases are in place directly with students parents of the students.

Disclaimer

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.

The owner is a Vat Registered entity and Developer. VAT will apply to the bid price.

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6. UNIT LAYOUTS, SIZES & PARKING

Unit Number	Size(m2)	Bedrooms	Bathrooms	Parking (Garage/Parking Bay)	Levies	Rates and Taxes	Water Basic	Sewerage Fees	Rent Amount	Lease Duration
Unit 5	125	2	1 & 1/2	1 Garage, 1 Bay	R 1 199	R 408.74	R 16.85	R 165.19	R 9 900	01.01.2025 – 20.12.2025
Unit 6	33	1	1	1 Bay	R 915	R 194.64	R 16.85	R 165.19	R 5 800	01.01.2025 – 20.12.2025
Unit 7	33	1	1	1 Bay	R 915	R 194.64	R 16.85	R 165.19	R 5 920	01.01.2025 – 30.6.2025
Unit 8	33	1	1	1 Bay	R 915	R 194.64	R 16.85	R 165.19	R 5 800	01.01.2025 – 20.12.2025
Unit 9	54	1	1	1 Bay	R 980	R 253.03	R 16.85	R 165.19	R 6 280	01.01.2025 – 30.6.2025
Unit 10	33	1	1	1 Bay	R 915	R 194.64	R 16.85	R 165.19	R 5 200	01.01.2025 – 20.12.2025
Unit 11	33	1	1	1 Bay	R 915	R 194.64	R 16.85	R 165.19	R 5 500	01.01.2025 – 20.12.2025
Unit 12	33	1	1	1 Bay	R 915	R 194.64	R 16.85	R 165.19	R 5 500	03.01.2025 – 20.12.2025
Unit 13	54	1	1	1 Bay	R 980	R 253.03	R 16.85	R 165.19	R 6 540	03.01.2025 – 20.12.2025
Unit 22	122	2	1 & 1/2	1 Garage, 1 Bay	R 1 193	R 408.74	R 16.85	R 165.19	R 9 500	03.01.2025 – 20.12.2025
Unit 23	123	2	1 & 1/2	1 Garage, 1 Bay	R 1 190	R 408.74	R 16.85	R 165.19	R 9 000	03.01.2025 – 20.12.2025

The above contains rentals, levies and information provided by the owners. Leases and levies can be provided on request.

LOT LISTING/ORDER OF THE AUCTION

Lot Number	Unit Number	Size(m2)	Bedrooms	Bathrooms	Parking (Garage/Parking Bay)
1	Unit 6	33	1	1	1 Bay
2	Unit 7	33	1	1	1 Bay
3	Unit 8	33	1	1	1 Bay
4	Unit 10	33	1	1	1 Bay
5	Unit 11	33	1	1	1 Bay
6	Unit 12	33	1	1	1 Bay
7	Unit 9	54	1	1	1 Bay
8	Unit 13	54	1	1	1 Bay
9	Unit 5	125	2	1 & 1/2	1 Garage, 1 Bay
10	Unit 22	122	2	1 & 1/2	1 Garage, 1 Bay
11	Unit 23	123	2	1 & 1/2	1 Garage, 1 Bay

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7. PROPOSED LEVIES 2025/2026

BODY CORPORATE THERESIA PARK
PROPOSED LEVY SCHEDULE - 2025/2026

PARTICIPATION QUOTA AND EQUAL LOADING

Expense	Per Year	Per Month	Unit & Sect. No. 1	Unit & Sect. No. 2	Unit & Sect. No. 3	Unit & Sect. No. 4	Unit & Sect. No. 5	Unit & Sect. No. 6	Unit & Sect. No. 7	Unit & Sect. No. 8	Unit & Sect. No. 9	Unit & Sect. No. 10	Unit & Sect. No. 11	Unit & Sect. No. 12	Unit & Sect. No. 13
		Quota % Area in²	5.0918 122	5.0918 122	5.1753 124	5.1753 124	5.2169 125	1.3773 33	1.3773 33	1.3773 33	2.2538 54	1.3773 33	1.3773 33	1.3773 33	2.2538 54
Basic electricity levy	9,317	776	39.53	39.53	40.18	40.18	40.50	10.69	10.69	10.69	17.50	10.69	10.69	10.69	17.50
Public electricity	2,000	167	8.49	8.49	8.63	8.63	8.69	2.30	2.30	2.30	3.76	2.30	2.30	2.30	3.76
Insurance	46,739	3,895	198.32	198.32	201.57	201.57	203.19	53.64	53.64	53.64	87.78	53.64	53.64	53.64	87.78
Water	20,754	1,730	88.06	88.06	89.51	89.51	90.23	23.82	23.82	23.82	38.98	23.82	23.82	23.82	38.98
Administration expenses	53,691	4,474	178.97	178.97	178.97	178.97	178.97	178.97	178.97	178.97	178.97	178.97	178.97	178.97	178.97
Admin fees - Electricity meters	24,150	2,013	80.50	80.50	80.50	80.50	80.50	80.50	80.50	80.50	80.50	80.50	80.50	80.50	80.50
Auditors remuneration	6,138	512	20.46	20.46	20.46	20.46	20.46	20.46	20.46	20.46	20.46	20.46	20.46	20.46	20.46
Bank charges	4,776	398	15.92	15.92	15.92	15.92	15.92	15.92	15.92	15.92	15.92	15.92	15.92	15.92	15.92
Cachetpark CID (50% Contribution)	33,713	2,809	112.38	112.38	112.38	112.38	112.38	112.38	112.38	112.38	112.38	112.38	112.38	112.38	112.38
Garden refuse removal	3,498	292	11.66	11.66	11.66	11.66	11.66	11.66	11.66	11.66	11.66	11.66	11.66	11.66	11.66
Maintenance plan - Management fee	1,950	163	6.50	6.50	6.50	6.50	6.50	6.50	6.50	6.50	6.50	6.50	6.50	6.50	6.50
Maintenance and cleaning services	60,881	5,073	202.94	202.94	202.94	202.94	202.94	202.94	202.94	202.94	202.94	202.94	202.94	202.94	202.94
Refuse removal	25,530	2,128	85.10	85.10	85.10	85.10	85.10	85.10	85.10	85.10	85.10	85.10	85.10	85.10	85.10
Postage and stationary	200	17	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67
Repairs and consumables	29,459	2,455	98.20	98.20	98.20	98.20	98.20	98.20	98.20	98.20	98.20	98.20	98.20	98.20	98.20
Security - Monitor CCTV (8 Months)	4,000	333	13.33	13.33	13.33	13.33	13.33	13.33	13.33	13.33	13.33	13.33	13.33	13.33	13.33
Security - Monitor fence	6,605	550	22.02	22.02	22.02	22.02	22.02	22.02	22.02	22.02	22.02	22.02	22.02	22.02	22.02
	333,401	27,785	1,163.04	1,163.04	1,188.53	1,188.53	1,191.26	339.09	339.09	339.09	596.66	339.09	339.09	339.09	596.66
CSOS Levy			13.66	13.66	13.77	13.77	13.83	8.78	8.78	8.78	9.93	8.78	8.78	8.78	9.93
Reserve fund	30,000	2,500	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Annually	363,401	30,283	1,296.70	1,296.70	1,302.30	1,302.30	1,305.08	1,047.87	1,047.87	1,047.87	1,106.59	1,047.87	1,047.87	1,047.87	1,106.59
March 2025			15,560	15,560	15,628	15,628	15,661	12,574	12,574	12,574	15,279	12,574	12,574	12,574	15,279
April 2025			1,190	1,190	1,196	1,196	1,199	915	915	915	980	915	915	915	980
May 2025			1,190	1,190	1,196	1,196	1,199	915	915	915	980	915	915	915	980
June 2025			1,190	1,190	1,196	1,196	1,199	915	915	915	980	915	915	915	980
Monthly from 1 July 2025			10,800	10,800	10,842	10,842	10,863	8,916	8,916	8,916	9,361	8,916	8,916	8,916	9,361
			1,350	1,350	1,355	1,355	1,358	1,115	1,115	1,115	1,170	1,115	1,115	1,115	1,170

Levies are payable in advance on the First (1st) day of each month.
Arrears are charged according to the credit policy at 2% interest per month.

CSOS Levy (2% above R500 of levy per month, maximum R40 per month),
Payable quarterly to CSOS.

Banking details:

Body Corporate Theresia Park
ABSA Bizstart:
Code: 6320 931-866-4888
Account No:
Reference: No. 1 (Unit number) en Surname

- 9A -

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TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA

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11 X Student Accommodation Apartments - Potchefstroom



BODY CORPORATE THERESIA PARK PROPOSED LEVY SCHEDULE - 2025/2026

PARTICIPATION QUOTA AND EQUAL LOADING

Expense	Per Year	Per Month Quota % Area m²	Unit & Sect. No. 14 5.2169 125	Unit & Sect. No. 15 5.1336 123	Unit & Sect. No. 16 5.1336 123	Unit & Sect. No. 17 5.1753 124	Unit & Sect. No. 18 5.1753 124	Unit & Sect. No. 19 5.1336 123	Unit & Sect. No. 20 5.0918 122	Unit & Sect. No. 21 5.0918 122	Unit & Sect. No. 22 5.1336 123	Unit & Sect. No. 23 5.0918 122	Unit & Sect. No. 24 5.0501 121	Unit & Sect. No. 25 5.0501 121
Basic electricity levy	9,317	776	40.50	39.86	39.86	40.18	40.18	39.86	39.53	39.53	39.86	39.53	39.21	39.21
Public electricity	2,000	167	8.69	8.56	8.56	8.63	8.63	8.56	8.49	8.49	8.56	8.49	8.42	8.42
Insurance	46,739	3,895	203.19	199.95	199.95	201.57	201.57	199.95	198.32	198.32	199.95	198.32	196.70	196.70
Water	20,754	1,730	90.23	88.79	88.79	89.51	89.51	88.79	88.06	88.06	88.79	88.06	87.34	87.34
Administration expenses	53,691	4,474	178.97	178.97	178.97	178.97	178.97	178.97	178.97	178.97	178.97	178.97	178.97	178.97
Admin fees - Electricity meters	24,150	2,013	80.50	80.50	80.50	80.50	80.50	80.50	80.50	80.50	80.50	80.50	80.50	80.50
Auditors remuneration	6,138	512	20.46	20.46	20.46	20.46	20.46	20.46	20.46	20.46	20.46	20.46	20.46	20.46
Bank charges	4,776	398	15.92	15.92	15.92	15.92	15.92	15.92	15.92	15.92	15.92	15.92	15.92	15.92
Catchpark CID (50% Contribution)	33,713	2,809	112.38	112.38	112.38	112.38	112.38	112.38	112.38	112.38	112.38	112.38	112.38	112.38
Garden refuse removal	3,498	292	11.66	11.66	11.66	11.66	11.66	11.66	11.66	11.66	11.66	11.66	11.66	11.66
Maintenance plan - Management fee	1,950	163	6.50	6.50	6.50	6.50	6.50	6.50	6.50	6.50	6.50	6.50	6.50	6.50
Maintenance and cleaning services	60,981	5,073	202.94	202.94	202.94	202.94	202.94	202.94	202.94	202.94	202.94	202.94	202.94	202.94
Refuse removal	25,530	2,128	85.10	85.10	85.10	85.10	85.10	85.10	85.10	85.10	85.10	85.10	85.10	85.10
Postage and stationary	200	17	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67
Repairs and consumables	29,459	2,455	98.20	98.20	98.20	98.20	98.20	98.20	98.20	98.20	98.20	98.20	98.20	98.20
Security - Monitor CCTV (8 Months)	4,000	333	13.33	13.33	13.33	13.33	13.33	13.33	13.33	13.33	13.33	13.33	13.33	13.33
Security - Monitor fence	6,605	550	22.02	22.02	22.02	22.02	22.02	22.02	22.02	22.02	22.02	22.02	22.02	22.02
CSOS levy	333,401	27,785	1,191.26	1,185.79	1,185.79	1,188.53	1,188.53	1,185.79	1,183.04	1,183.04	1,185.79	1,183.04	1,180.30	1,106.87
Reserve fund	30,000	2,500	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Annually	363,401	30,283	1,305.08	1,296.50	1,296.50	1,302.30	1,302.30	1,296.50	1,296.70	1,296.70	1,299.50	1,296.70	1,293.91	1,219.01
March 2025			15,661	15,594	15,594	15,628	15,628	15,594	15,560	15,560	15,594	15,560	15,527	14,628
April 2025			1,199	1,193	1,193	1,196	1,196	1,193	1,190	1,190	1,193	1,190	1,187	1,072
May 2025			1,199	1,193	1,193	1,196	1,196	1,193	1,190	1,190	1,193	1,190	1,187	1,072
June 2025			1,199	1,193	1,193	1,196	1,196	1,193	1,190	1,190	1,193	1,190	1,187	1,072
Monthly from 1 June 2025			10,863	10,821	10,821	10,842	10,842	10,821	10,800	10,800	10,821	10,800	10,779	10,341
			1,358	1,353	1,353	1,355	1,355	1,353	1,350	1,350	1,353	1,350	1,347	1,293

Levies are payable in advance on the First (1st) day of each month.
Arrears are charged according to the credit policy at 2% interest per month.

CSOS Levy (2% above R500 of levy per month, maximum R40 per month).
Payable quarterly to CSOS.

Banking details:

Body Corporate Theresia Park
ABSA Bizstart:
Code: 632005
Account No 931-866-4988
Reference: No. 1 (Unit number) an Surname

- 9B -

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WH AUCTIONEERS PROPERTIES (PTY) LTD.

Company Registration Nr: 2012/202070/07 • VAT Nr: 4310269388

Directors: S. Winterstein, P. Narasimany, N. Hunsraj

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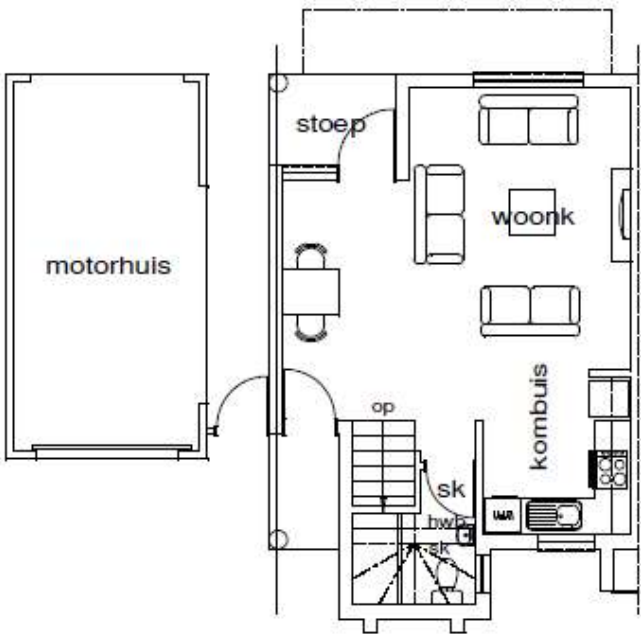
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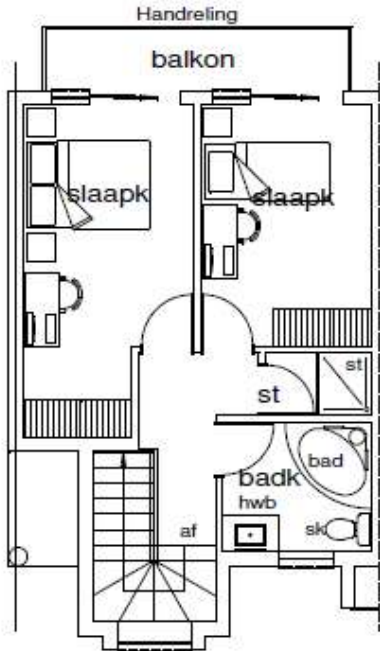
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8. Two-Bedroom Site Layout



GRONDVLOERPLAN
1 : 100



EERSTEVLOERPLAN
1 : 100



FRANCOIS VAN HEERDEN (Pty) Ltd
SACAPSA Reg. nr. ST2390
Tel: (s) 073 598 2260 (h) 018-257-5752

Klant

JTS Developers (Pty) Ltd

Projek

THERESIA PARK
- DEEL 2 -

Beskrywing

Tweeslaapkamer eenheid

Geteken

F.v.H.

Skaal

1 : 100

Datum

11 Februarie 2015

Tek. nr.

jts10-deel 2

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
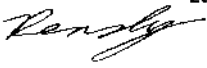
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9. SG DIAGRAM

SECTIONAL PLAN No. SS	SHEET 1 OF 5 SHEETS	S.G. No. D 109/2016
Registered at Pretoria		Approved 
Registrar of Deeds Date:		for SURVEYOR-GENERAL Date: 2016-03-29
AMENDING SECTIONAL PLAN OF EXTENSION OF SCHEME (and affects Sectional Plan S.G. No. D665/2015 ; SS. No. 1085/2015)		
NAME OF SCHEME : THERESIA PARK DESCRIPTION OF LAND ACCORDING TO DIAGRAM : Erf 3190 , Township Potchefstroom , Province : North West , In Extent 3331 Square metres DIAGRAM / GENERAL PLAN NO : 1451/2015 NAME OF LOCAL AUTHORITY : Tlokwe City Council DESCRIPTION OF BUILDINGS : Sixteen Buildings Namely, 1) Building 1,2,8,9,11,15 and 16 as shown on Sheet 1 of Sectional Plan S.G. No. D665/2015 ;SS No. 1085/2015 and subsequent phases. 2) Building 3 comprising Part of Section 2 and Sections 3 to 5 3) Building 4 comprising Section 6 to 13 and Common Property 4) Building 5 comprising Part of Section 14 and 18 5) Building 6 comprising Part of Section 14 and 15 6) Building 7 comprising Part of Section 15,16,19 and 20 7) Building 10 comprising Part of Section 18 and 19 8) Building 12 comprising Part of Section 22 9) Building 13 comprising Part of Section 22 and 23 10) Building 14 comprising Part of Section 23 and 24 ENCROACHMENTS ON THE LAND : None EXCLUSIVE USE AREAS: None CERTIFICATE : I, Johannes Gerhardus Janse van Rensburg, hereby certify that I have prepared sheets 1 to 5 inclusive, of this sectional plan from survey in accordance with the provisions of the Sectional Titles Act, 1986, and the regulations promulgated thereunder. Date : 2016-01-25 Signed :  Land Surveyor : J.G. JANSE VAN RENSBURG Registration No. PLS 1373-D		
Survey Records No. 176/2016	Compilations : IQ5C-12D3 IQ5C-12D4	General Plan S.G. No.

The way auctions should be.

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SHEET 5 OF 5 SHEETS		S.G. No. D 109/2016
AMMENDING SECTIONAL PLAN OF EXTENSION OF SCHEME (and affects Sectional plan S.G. No. D665/2015; SS.No. 1085/2015)		Approved <i>FZ</i> for Surveyor-General 2016-03-29 Date
SECTION NUMBER	AREA (square metre)	PARTICIPATION QUOTA PERCENTAGES
1	122	5,0918
2	122	5,0918
3	124	5,1753
4	124	5,1753
5	125	5,2169
6	33	1,3773
7	33	1,3773
8	33	1,3773
9	54	2,2538
10	33	1,3773
11	33	1,3773
12	33	1,3773
13	54	2,2538
14	125	5,2169
15	123	5,1336
16	123	5,1336
17	124	5,1753
18	124	5,1753
19	123	5,1336
20	122	5,0918
21	122	5,0918
22	123	5,1336
23	122	5,0918
24	121	5,0501
25	121	5,0501
TOTAL	2396	100,0000
LAND SURVEYOR: J.G. JANSE VAN RENSBURG Signed 104 Peter Mokaba Avenue POTCHEFSTROOM 2531 DATE 2016-01-25		THERESIA PARK DRAWING TITLE PARTICIPATION QUOTA SCHEDULE

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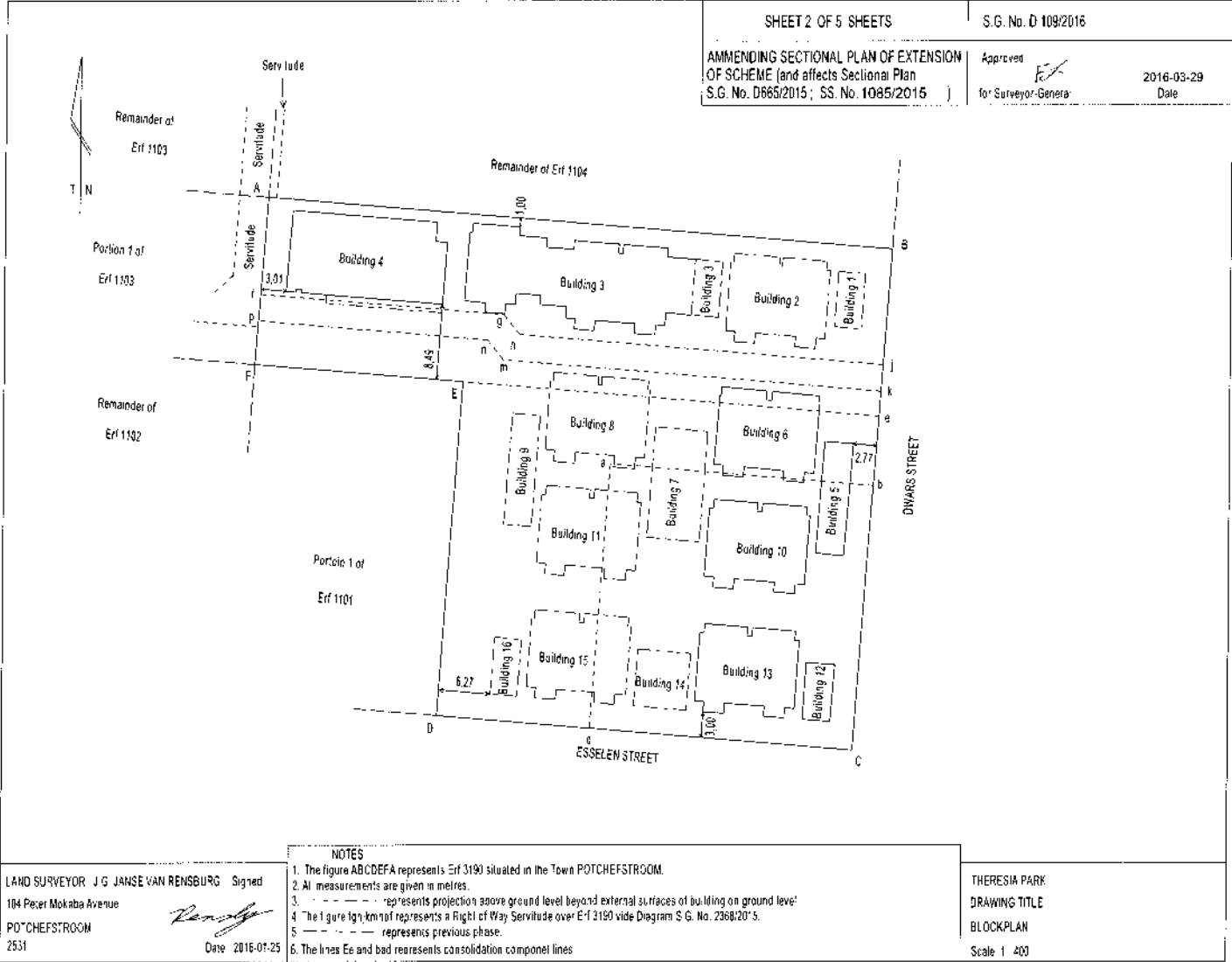
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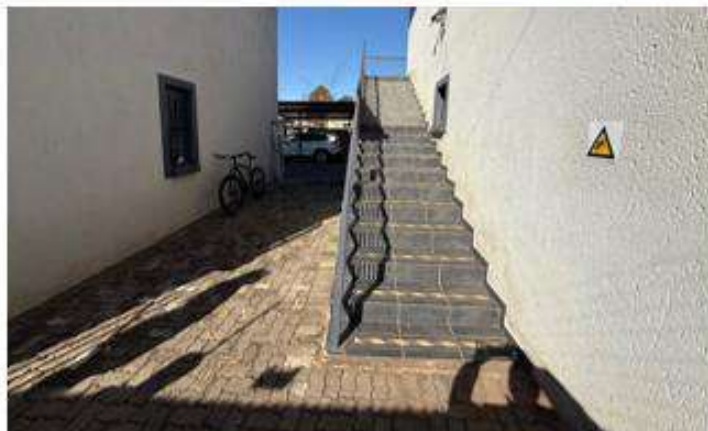
2016-03-29
Date

BUILDINGS 3,4,5,6,7,10,12,13 and 14 : Ground Floor Level
Scale 1 : 300

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10. SITE PHOTOGRAPHS



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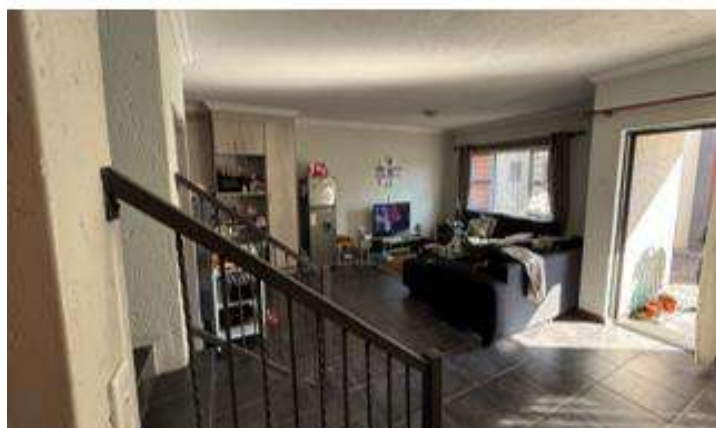
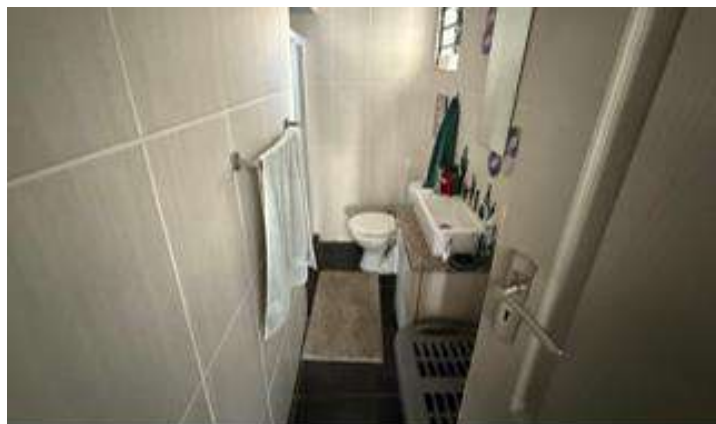
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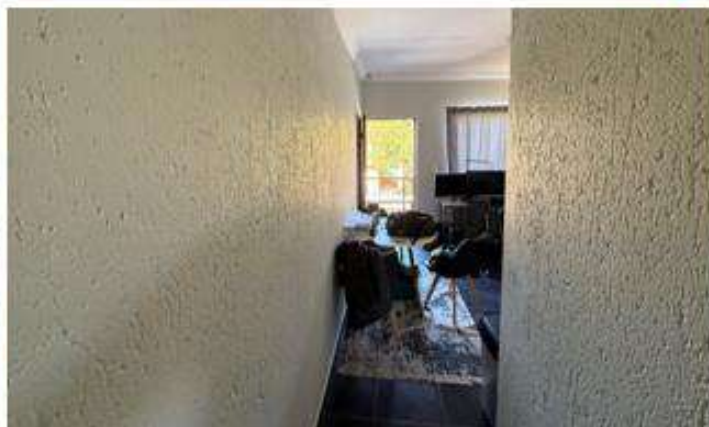
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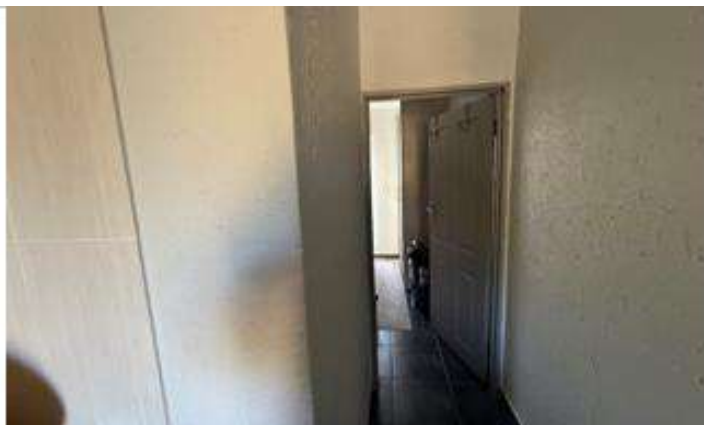
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Property Condition Report in terms of The Property Practitioners Act 22 of 2019

Plan 1112/2015 known as THERESIA PARK Situated at Erf 3190	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 units appear to be in a good condition. There is no evidence of roof leaks or structural damage. The building is kept very clean and neat and is serviced. All maintenance and upkeep is managed by the body corporate. 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.

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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