



# PROPERTY AUCTION

**2 Bedroom 1 Bathroom House**

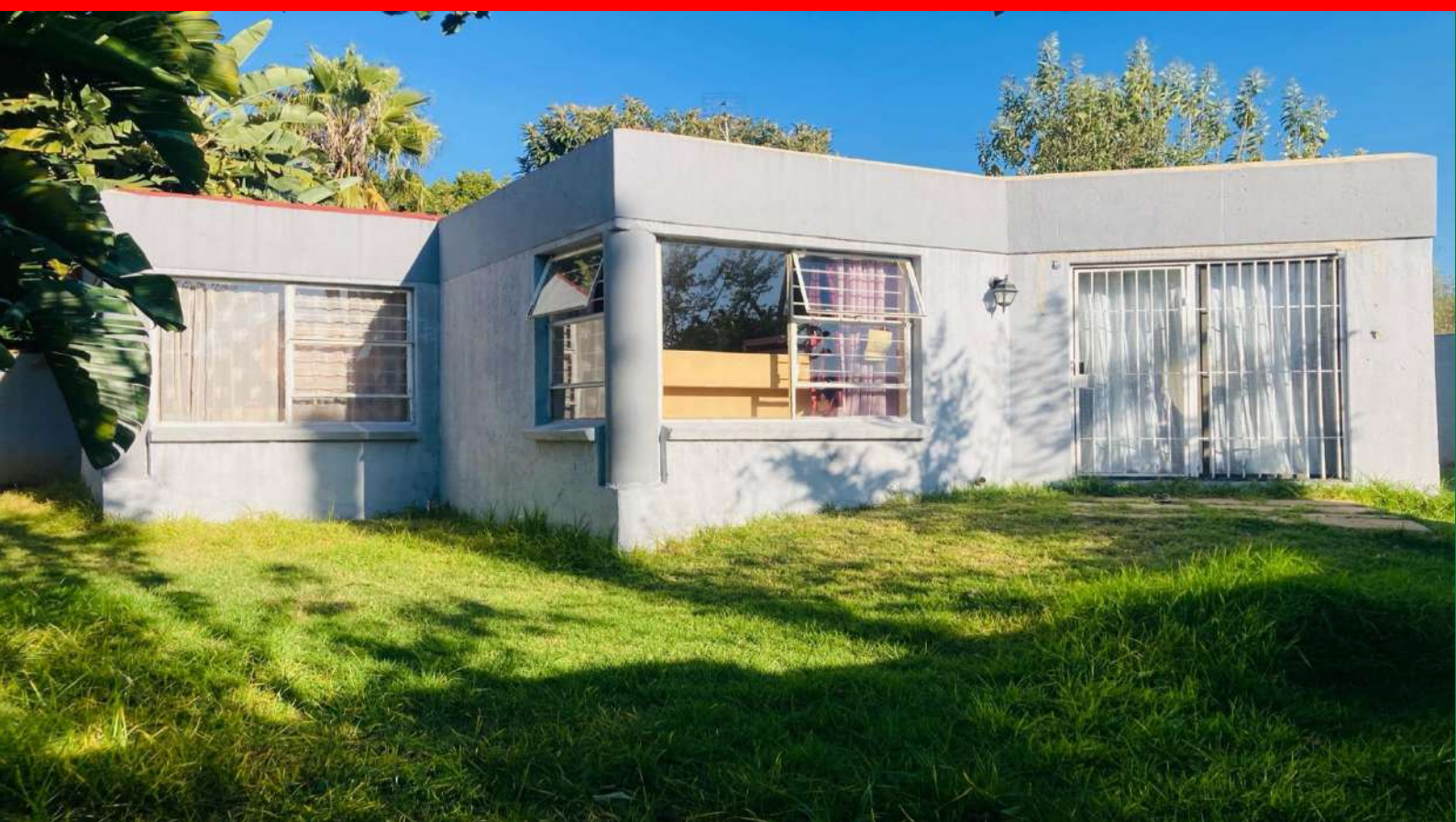
**Pasadena Estate, Bellairspark**

**Land Size – 320 m<sup>2</sup>**

**2 BELLAIRS PARK ROAD I** Bellairspark Ext 2, Randburg, Gauteng  
Ptn 2 Erf 5 Bellairspark Ext 2, City of Johannesburg, Gauteng

## INSOLVENT DECEASED ESTATE

Duly Instructed by the Executors/Administrators of Deceased Estate – SL Ejiofor (Executorship No. 010908/2024)



## BID LIVE ONLINE VIA WEBCAST

Contact for further information:

**Colidence Makgwale**

Cell: 071 333 1842

Email: [colidencem@wh.co.za](mailto:colidencem@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:**

Tuesday, 26 August 2025 @1pm

**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: **Tuesday, 26<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.

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

Colidence Makgwale: 071 333 1842

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, RANDJESPARK, 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





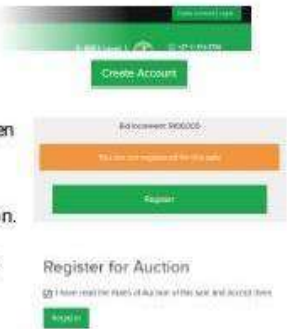
# HOW TO BID ON WEBCAST

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: 2 Bellairs Park Road, Bellairspark Ext 2, Randburg, 2169

Erf & Suburb & City: Ptn 2 Erf 5 Bellairspark Ext 2, City of Johannesburg, Gauteng

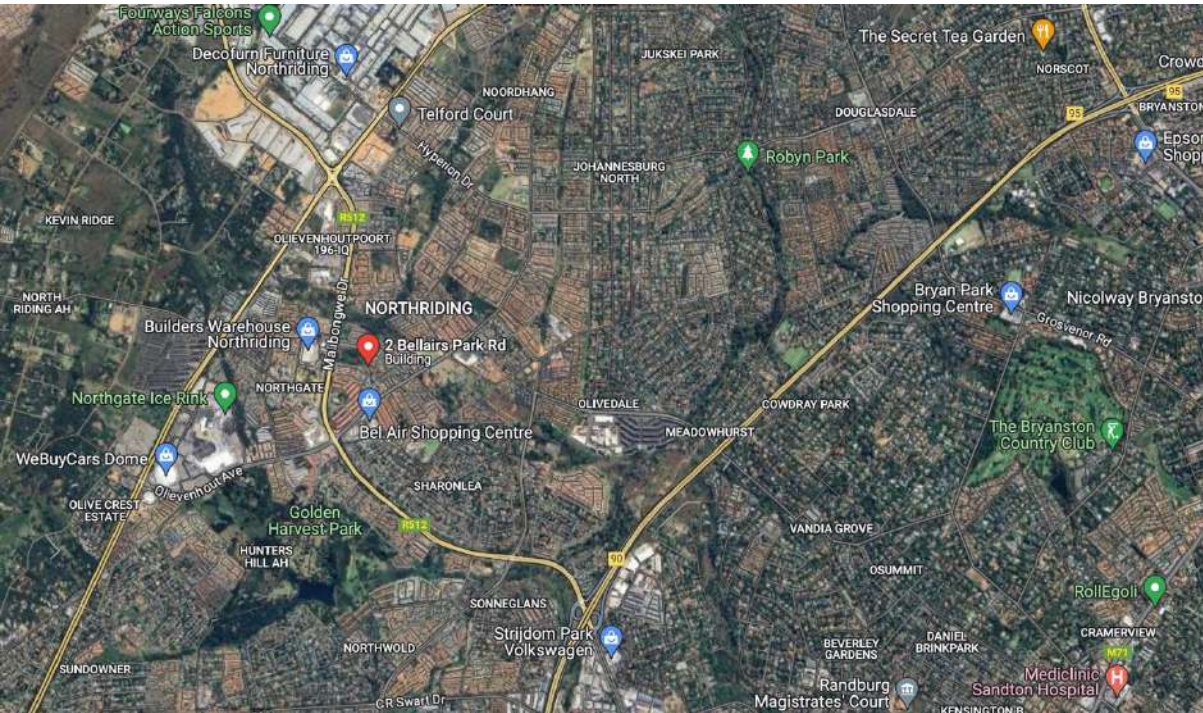
TITLE DEED INFORMATION

Title Deed No. T144073/2007

Erf Size: 320m<sup>2</sup>

LOCALITY

Northriding is a suburb of Randburg, in Region C - formerly Johannesburg Region 5, South Africa, and borders fourways and other surrounding suburbs in the north of Johannesburg. Surrounding suburbs include: Olivedale, Northworld, Northwold Garden, Northgate, Johannesburg North, Noordhang and Golden Harvest.



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## DESCRIPTION OF IMPROVEMENTS

The subject property consist of a single storey, residential house in , Randburg. Improvements include:

- 2 bedrooms
- 1 bathroom
- Kitchen
- Living room/Lounge
- Undercover parking
- Spacious yard

The house is painted and plaster, single storey dwelling with a concrete roof. The dwelling comprises of two bedroom with built-in cupboards, one bathroom, a kitchen (with wooden built-in cupboards), Living room/lounge and steel frame single undercover parking with IBR roof.

### Condition

The property is in a fair maintenance condition. Needs 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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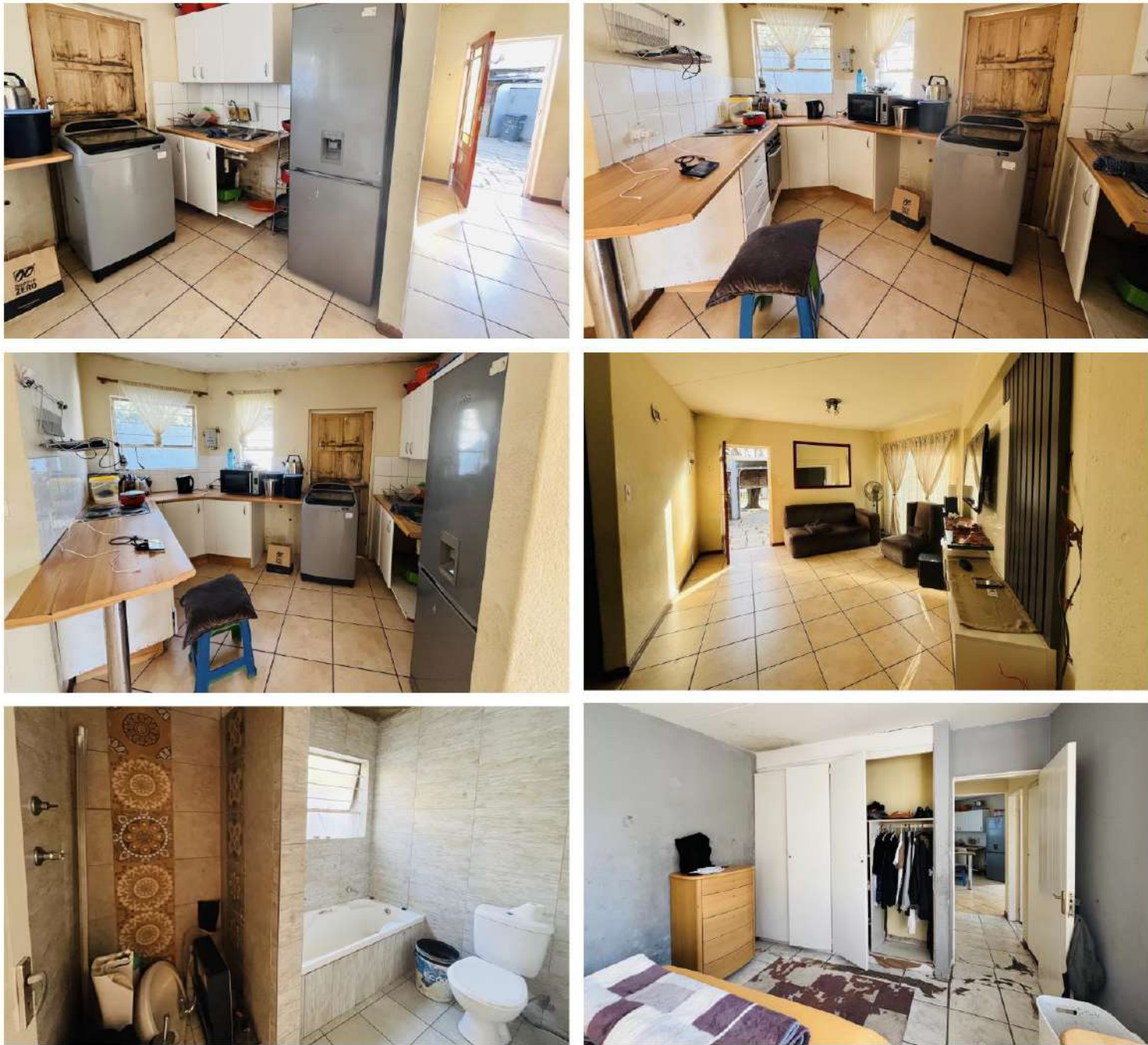
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SITE PHOTOGRAPHS



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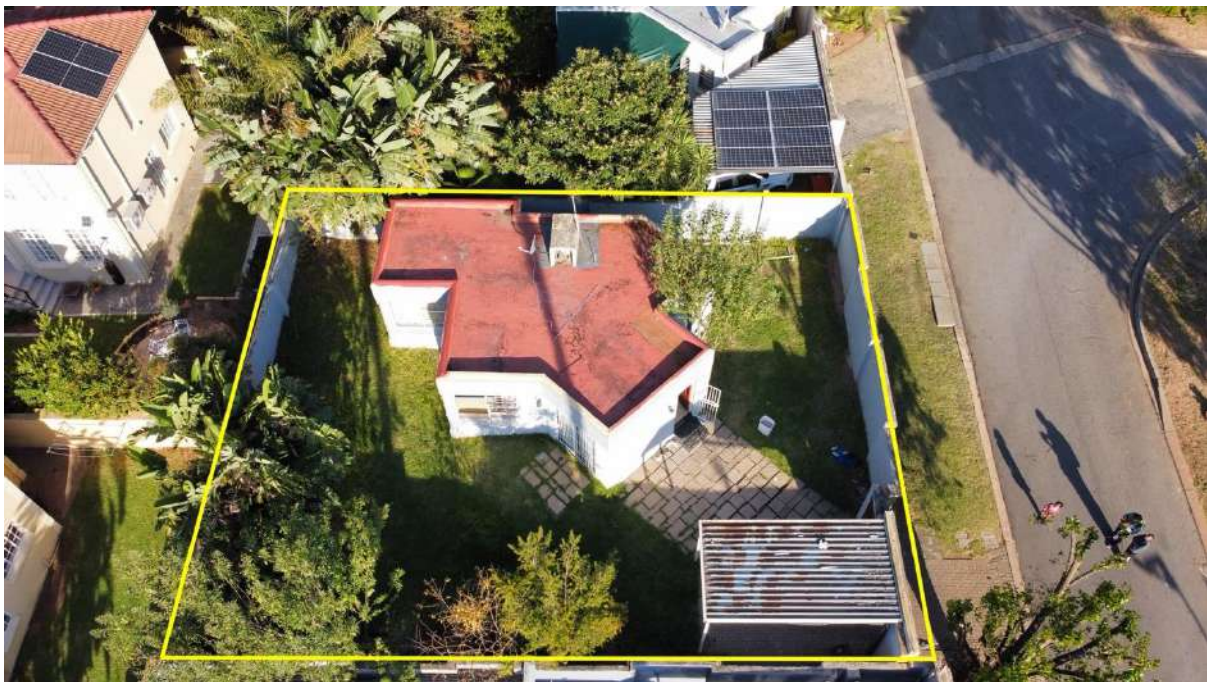
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MUNICIPAL ACCOUNT



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  
VAT NO. : JOHANNESBURG WATER

- 4760117594  
- 4270191077

VAT NO. : PKOTUP  
VAT NO. : CITY POWER

- 4790191292  
- 4710191182

EJIOFOR SL & TB  
2 PASSADENA ROAD  
NORTH RIDING EXT 2  
2169

Date : 2025/07/09  
Statement for : July 2025  
Physical Address : 2/5 BELLAIRSPARK EXT.2 TS  
Stand No./Portion : 00000005 - 00002 - 00  
Township : BELLAIRSPARK EXT.2

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
320 m2	1	2023/07/01	C1	Market Value R 909,020.00	Region C Ward 134

Invoice Number : 22600303140  
Client VAT Number :

Group :  
Next Reading Date :  
Deposit Paid : R 1,134.00

Account Number 403636141

(PIN Code:769642)

Previous Account Balance  
Sub Total  
Interest on Arrears  
Current Charges (Excl. VAT)  
VAT @ 15%

77,835.41  
77,835.41  
82.87  
1,895.15  
211.61

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
73,433.99	2,216.78	2,184.64	2,189.63	0.00	80,025.04

Total Due

80,025.04

Due Date

2025/07/31

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 : 2025/07/09 SUNDAY LAWRENCE & TEBOGO BETTY EJIOFOR  
Acc. No. : 403636141 - 2/5 BELLAIRSPARK EXT.2 TS, BELLAIRSPARK EXT.2

EasyPay >>>>> 91115 4036361410

SAPO 0146 403636141

>>>>> 516008800111159 40363614106

Standard Bank City of Johannesburg Banking Details:  
Internet banking - Select preloaded Company details "City of Johannesburg".  
Deposits at SGBA branches - CIN no AA45 to be used in place of bank acc.no.  
Client Account No/Deposit Reference 403636141

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Account Number 403636141			
<b>Johannesburg Water</b>			
Water & Sanitation	VAT No. 4270191077	Amount	Sub Total
(Reading period = 2025/05/22 to 2025/06/20 = 30 days) Meter: 94091136; Register: 1; Multiply factor: 1; Start reading: 7,454,000; End reading: 7,461,178; Difference: 7,178; Consumption: 7,178; Units: KL; Type: Estimated Readings. Daily average consumption 0.239 KL Charges for 7,178 KL are based on a sliding scale for a 30 day period Step 1 5,914 KL @ R 0.0000 ( Billing Period 2025/07 ) Step 2 1,265 KL @ R 28.200 Extended Social Package Grant Demand Management Levy Sewer monthly charge based on Stand size 320 m2 ( Billing Period 2025/07 ) VAT: 15.00% ( Total Amount: 795.95 )			
		0.00 33.14 0.00 65.08 697.73 119.39	915.34
<b>City Power</b>			
Electricity	VAT No. 4710191182		
Prepaid Electricity		0.00	
VAT: 15.00%		0.00	0.00
<b>City of Johannesburg</b>			
Property Rates	VAT No. 4760117194		
Category of Property: Property Rates Residential R 909,000.00 X R 0.0095447 / 12 ( Billing Period 2025/07 ) Less rates on first R300 000.00 of market value Less rates on first R300 000.00 of market value VAT: 0 %			
		723.02 - 65.08 - 173.54 0.00	484.40
<b>PIKITUP</b>			
Refuse	VAT No. 4790191292		
Refuse Residential per Unit(s)		310.00	
VAT: 15.00% ( Total Amount: 909,310.00 )		46.50	356.50
<b>City of Johannesburg</b>			
Sundry Charges	VAT No. 4760117194		
Pretermination Notices		304.80	
VAT: 15.00% ( Total Amount: 304.80 )		45.72	350.52
<b>Current Charges (Incl. VAT)</b>			<b>2,106.76</b>
<b>Where can payments be made ?</b> Any CoJ Cash Office; any Easy Pay site; any bank (branch, ATM or internet site). <b>YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER</b>			
<b>How can payments be made ?</b> By debit order, cash, debit or credit card. <b>KEEP ALL RECEIPTS FOR FUTURE REFERENCE</b>			
<b>When can payments be made ?</b> Payments must reach CoJ on or before the due date.			
<b>Change of Address</b> This must be done timeously, in writing and submitted to any CoJ Municipal Regional Office.			
<b>Terminating Electricity and Water.</b> 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

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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