



AUCTIONEERS

PROPERTY AUCTION

± 3 Hectare Smallholding – Kyalami, JHB

Located in Glenferness Lifestyle Village

Property Includes Large House Converted into Classrooms, Sensory Room, Playgrounds

Holding 32 of Glenferness Agricultural Holdings

32 Macinnes Road Glenferness Agricultural Holdings



WH Auctioneers Properties (PTY) Ltd
578 16th Road, Randjespark, Midrand
Tel: 0115745700
Registered Firm with PPRA –
(Certificate Number 2023119384)

www.whauctions.com

Auction Date:

03 September 2025 @ 13:00

Venue:

ONLINE @ WWW.WHAUCTIONS.COM

Auctioneer:

Daniel Pelkowitz

VIDEO WALKTHROUGH: <https://youtu.be/J-3IL-KTA9Y>

Contact for further info:

Maswati Dlamini • Cell: 063 742 8183 • Email: maswati.dlamini@wh.co.za
(Property Practitioner – Certificate Number 2023332288)

Daniel Pelkowitz • Cell: 072 360 7510 • Email: danielp@wh.co.za
(Property Practitioner – Certificate Number 2023332288)

1. GUIDELINE FOR AUCTION

BIDDING OPTIONS (ONLY FOR REGISTERED BIDDERS, PLEASE SEE PROCEDURE ATTACHED)

Auction Date & Venue: 03 September 2025 @ 1pm – Online at 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.

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: 10% (Excl. VAT) of the hammer price

Deposit: 21,5% of Bid price

Confirmation period: 7 business days.

Balance of the purchase price payable within 21 Business Days after confirmation of sale.

The bid price excludes the buyer's premium of **10% (Excl. VAT)** which is payable over and above the purchase price by the highest bidder.

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.

A deposit of 21,5% is payable on the fall of the hammer. This percentage is made up of the commission payable by the successful bidder of 10% plus VAT (namely, 11,5%) plus a 10% deposit on the purchase price of the Property.

The deposit is payable by way of electronic transfer (EFT) into the WH Auctioneers Properties' Trust account.

For queries regarding the properties on auction contact:

Daniel Pelkowitz: 072 360 7510

Maswati Dlamini: 063 742 8183

WH Auctioneers offices: 011 574 5700

TERMS OF THE SALE

- The properties are sold Voetstoots and NOT SUBJECT TO VACANT OCCUPATION
- Offers are non-suspensive and not subject to alteration on pre-approved conditions.
- Offers are on a cash-basis and not subject to finance.

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, RANDJES PARK, 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.

3 Hectare Smallholding – Kyalami



AUCTIONEERS
The way auctions should be.

2. HOW TO BID ONLINE

HOW TO BID ON WEBCAST

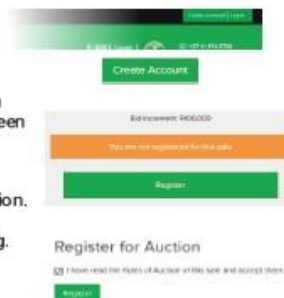
Webcast Auctions at www.whauctions.com

- 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

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.

3 Hectare Smallholding – Kyalami



1. GENERAL

Property Address: 32 Macinnes Road Glenferness Agricultural Holdings

<https://maps.app.goo.gl/Cy4c6TM2b68gJV4r6>

ERF & Township: Holding 32 of Glenferness Agricultural Holdings

TITLE DEED INFORMATION

Municipality: City of Johannesburg

Title Deed No.: T80687/2019

Erf Size: 2.9759 Hectares

2. LOCALITY

Glenferness is a tranquil suburb of large, primarily equine related stands, bordering the banks of the Jukskei River. With a perimeter of 6.5 kilometres, Glenferness offers its community the unique opportunity to live a quiet, country lifestyle, while close access to major highways means that shopping and business hotspots are easy to get to.

The Glenferness Residents' Association committee has set up dedicated portfolios to deal with key areas of community interest.

Security: Keeping our community safe and secure is a priority for the Residents' Association. In this portfolio, committee members address matters such as armed response, CCTV, CPF, infrastructure, etc

Community and Communication: Engagement is essential to a community that looks after each other. In this portfolio, committee members work on community-building with initiatives like pothole projects and tree planting where the community comes together for a cause close to their hearts, caring about the well-being of security guards and also donating to worthy causes.

Communication is the key to a successful relationship and the same is true within the community. This portfolio keeps residents up to date and engaged via their Notice boards, their Whatsapp groups, Annual General Meetings and regular email communication on matters of importance to the community

Environment and Beautification: Nurturing and protecting the environment is essential for protecting the beauty of the suburb and ensures a sustainable future. This portfolio works on endeavours such as river clean ups, verge clean ups etc.

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, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

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

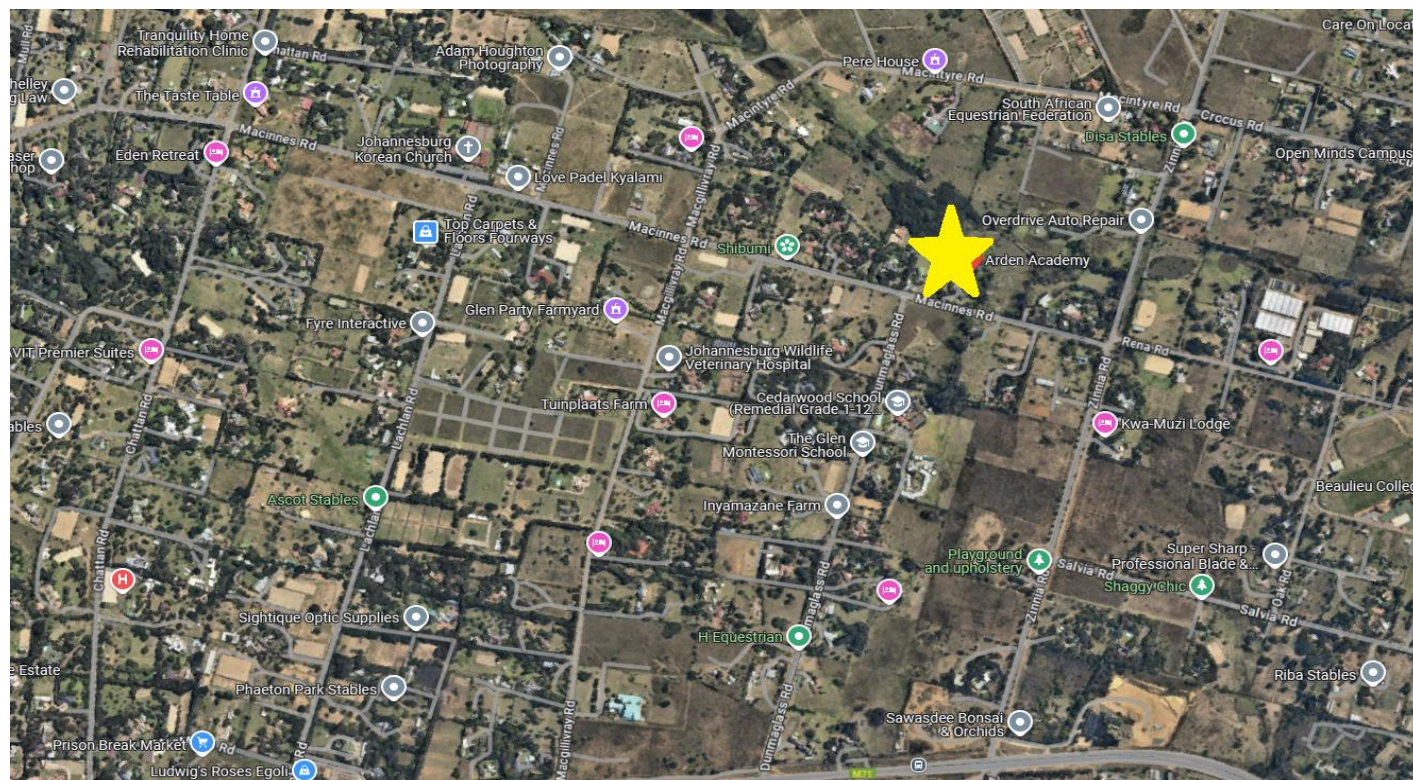
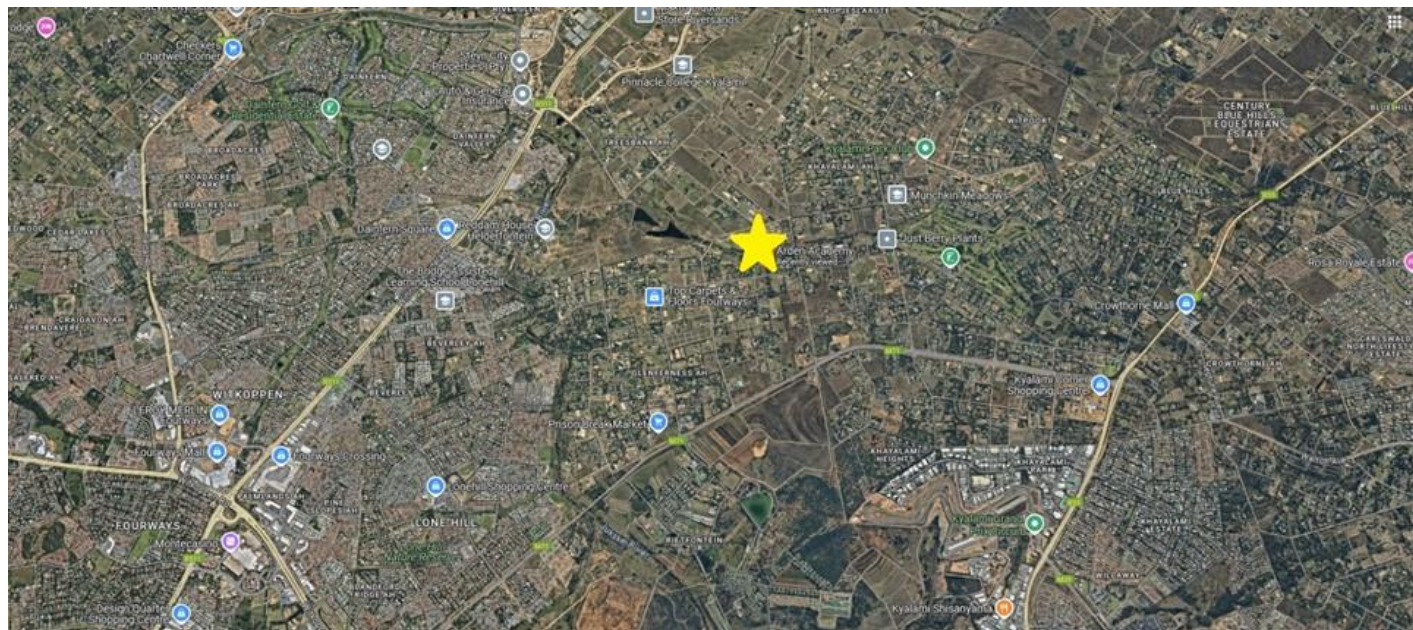
WWW.WHAUCTIONS.COM

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.

3 Hectare Smallholding – Kyalami



AUCTIONEERS
The way auctions should be.



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, RANDJES PARK, 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.

3 Hectare Smallholding – Kyalami



AUCTIONEERS

The way auctions should be.



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, RANDJES PARK, 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.

3 Hectare Smallholding – Kyalami



3. DESCRIPTION OF IMPROVEMENTS

. The subject property comprises a nearly 3-hectare smallholding which has been improved house which was converted into a special needs school.

The property is zoned agricultural.

The site comprises:

- Classrooms
- Administration block
- Bathrooms
- Kitchens
- Newly built sensory room
- Staff quarters

Facilities include

- Playgrounds with jungle gyms
- Sandpits
- Large field and gardens
- Large dam
- Animal stables
- Equine/Horse facilities
- Trampoline
- Lapa
- Borehole

Parking

Ample parking is available.

Site Access & Security

Access is gained to the site via the 2 main access gates which are secured via a motorised gates. The site is fully fitted with CCTV and located within a boomed area with 24/7 security patrols.

Summary

Roof:	Pitched roof with clay roof tiles and corrugated sheeting
External Walls:	Plastered and Painted brickwork
Internal Walls:	Plastered and painted brickwork and prefab
External Floors:	Brick paving/Ceramic Tiles
Internal floors:	Ceramic tiles and carpets
Condition:	The property appears to be in a fair condition however maintenance is required in certain areas. A number of improvements appear to have been built without building plans.

Disclaimer

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. We have not received nor had site of building plans. Neither the Seller nor the Auctioneer warrant the availability of any buildings plans and the property is not being sold subject to the provision of such plans. Neither the seller nor the Auctioneer warrant vacant occupation of the property.

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, RANDJES PARK, 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.



SITE LAYOUT



The way auctions should be.

WH AUCTIONEERS PROPERTIES (PTY) LTD.

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

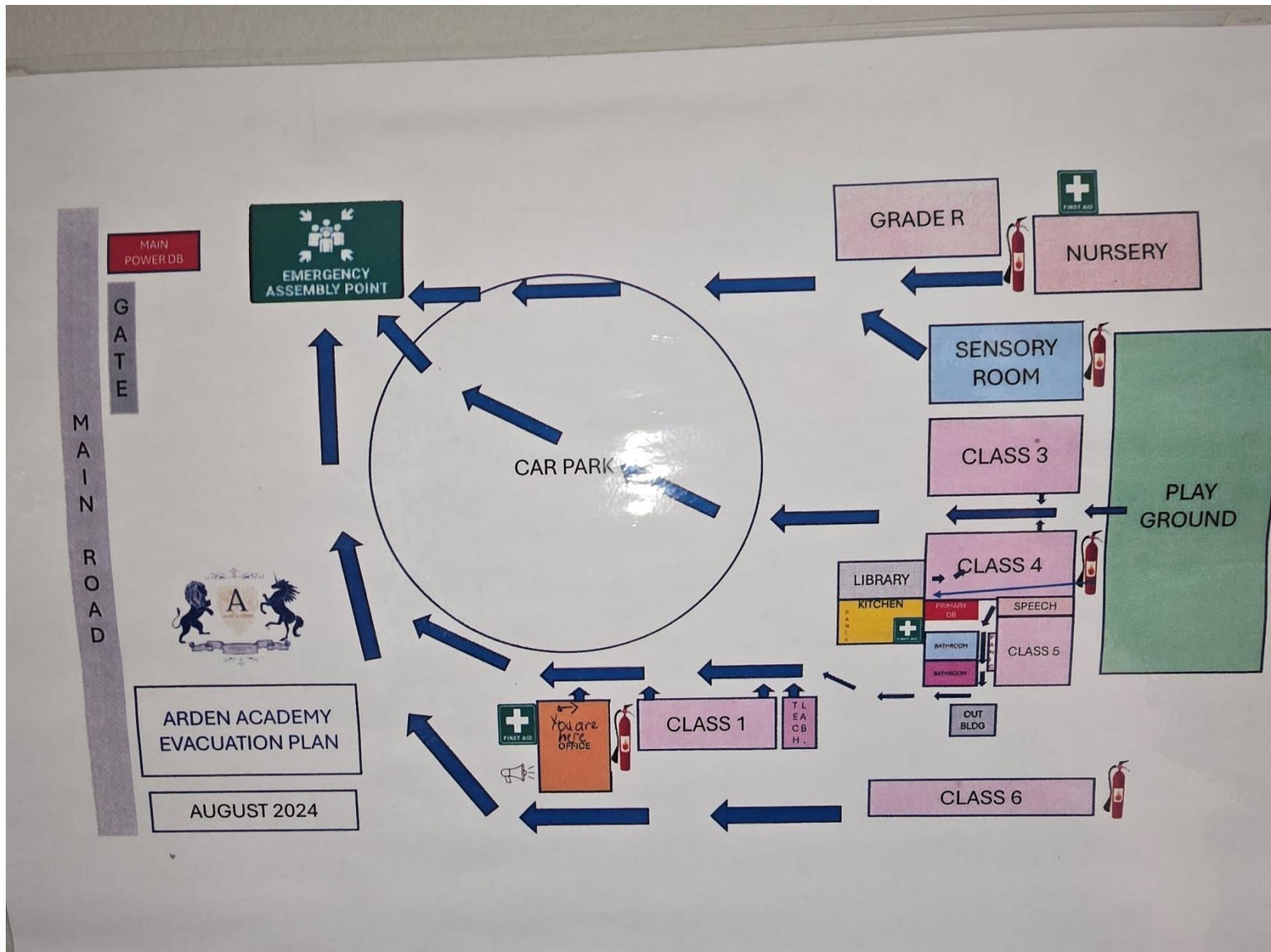
Directors: S. Winterstein, P. Narainsamy, N. Hunsraj

578 16TH ROAD, 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

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.



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, RANDJES PARK, 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.

4. SITE PHOTOGRAPHS



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, RANDJES PARK, 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.

3 Hectare Smallholding – Kyalami



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

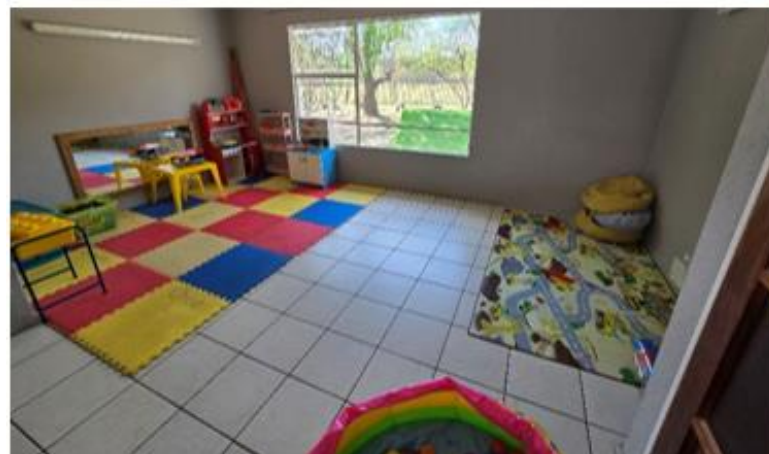
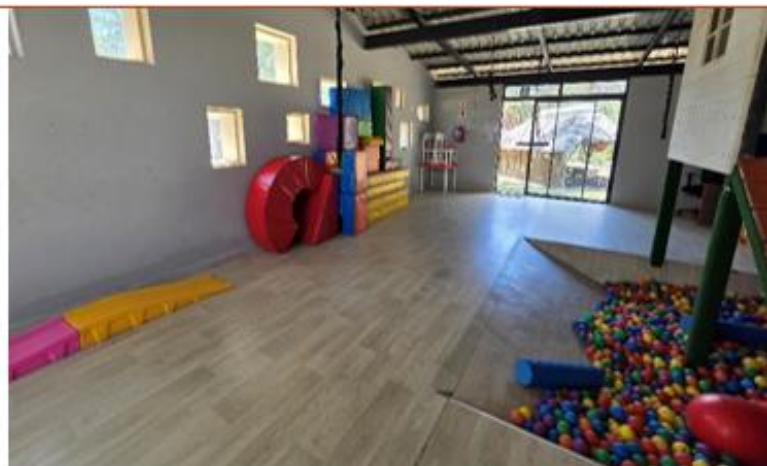
578 16TH ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054
TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA
WWW.WHAUCTIONS.COM

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.

3 Hectare Smallholding – Kyalami



AUCTIONEERS
The way auctions should be.



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, RANDJES PARK, 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.

3 Hectare Smallholding – Kyalami



AUCTIONEERS
The way auctions should be.



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, RANDJES PARK, 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.

3 Hectare Smallholding – Kyalami



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, RANDJES PARK, 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.

3 Hectare Smallholding – Kyalami

**AUCTIONEERS**

The way auctions should be.

ZONING CERTIFICATE

**ZONING INFORMATION
CERTIFICATE PAD
FOR APPLICATION SUBMISSIONS**



a world class African city

Date: 01/31/2025

Requested by:	Sandy Ngwenya
Town Planning Scheme:	City of Johannesburg Land Use Scheme 2018
Name of Applicant:	ADVANCED VALUERS (PTY) LTD
Erf/Holding Name/Farm Portion:	Holding 32
Township/Holding Name/Farm Name:	Glenferness A.H.
Street Name and No:	Maciness road
ZONING INFORMATION	
Use Zone:	Agricultural
Height Zone:	A (As per attached table 4)
Floor Area Ratio:	As per attached table 6
Coverage:	As per attached table 5
Density:	No Density
Building Line:	As per attached table 7
Parking:	As per scheme
AMENDMENT SCHEME APPLICABLE:	N/A
Served By:	Sandy Ngwenya

Terms and Conditions:

The Town Planning Scheme is open for inspection on the 8th Floor 158 loveday Street Braamfontein between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the scheme. Whilst the utmost is done to ensure accuracy the City of Johannesburg does not accept responsibility for any incorrect information given on this form. The applicant's attention is drawn to the general provisions of the Town Planning Scheme. It should be noted that the provisions of the Town Planning Scheme do not override any restrictive conditions that may be contained in the Title Deeds. PLEASE NOTE: No Information will be given telephonically due to the technical and interpretive complications.

Corporate Geo-Informatics 8th Floor, A-Block, Metro Centre 158 Civic Boulevard, Braamfontein

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, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

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

WWW.WHAUCTIONS.COM

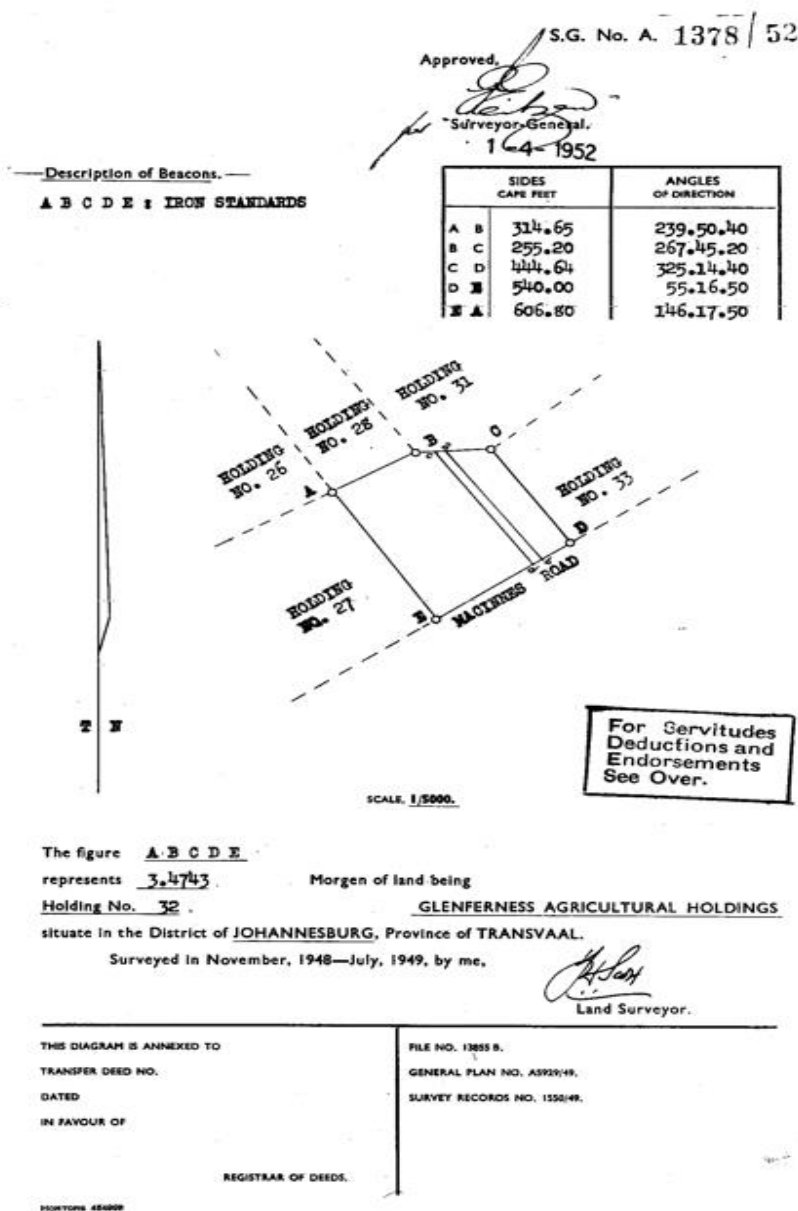
The auction is conducted in terms of the Regulations relating to auctions contained in The Consumer Protection Act 68 of 2008 and notice is given that all sales are subject to a minimum reserve unless otherwise stated. Descriptions mentioned herein are not guaranteed by the auctioneers and are as supplied. Registered with the PPRA.



AUCTIONEERS

The way auctions should be.

SG DIAGRAM



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, RANDJES PARK, 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.



AUCTIONEERS

The way auctions should be.

MUNICIPAL ACCOUNT



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

Leandra Van der Veen
249 MACINNES ROAD
GLENFERNESS A.H.
2191

Date	2025/07/08
Statement for	July 2025
Physical Address	249 MACINNES ROAD
Stand No./Portion	00000032 - 00000 - 00
Township	GLENFERNESS A.H.

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
29758 m2	1	2023/07/01	A1	Market Value R 4,263,000.00	Region A WARD 94

Invoice Number : 172005836098
Client VAT Number :

Group :

Next Reading Date :
Deposit Paid : R 5,860.65

Account Number 556230188

(PIN Code:263644)

Previous Account Balance
Less: Incoming Payment (Last Payment Made 2025/06/10)
Sub Total
Current Charges (Excl. VAT)
VAT @ 15%

4,203.04
- 5,000.00
- 796.96
5,157.61
300.82

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
0.00	0.00	0.00	4,661.47	0.00	4,661.47

Total Due
Due Date

4,661.47
2025/07/23

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.
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 : 2025/07/08 Leandra Van der Veen
Acc. No. : 556230188 - 249 MACINNES ROAD, , GLENFERNESS A.H.

EasyPay >>>> 91115 5562301886

SAPO 0146 556230188

>>>>> 516008800111159 55623018800

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 556230188

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, RANDJES PARK, 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.

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	

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, RANDJES PARK, 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.

3 Hectare Smallholding – Kyalami



AUCTIONEERS

The way auctions should be.

ADDITIONAL INFORMATION

Signed on Behalf of Seller at _____ on _____ 2025

Signed on Behalf of Agent at _____ on _____ 2025

Signed on Behalf of Purchaser at _____ on _____ 2025

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, RANDJES PARK, 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.