



AUCTIONEERS

PROPERTY AUCTION

Studio Apartment in City Centre

Cape Town CBD, Western Cape

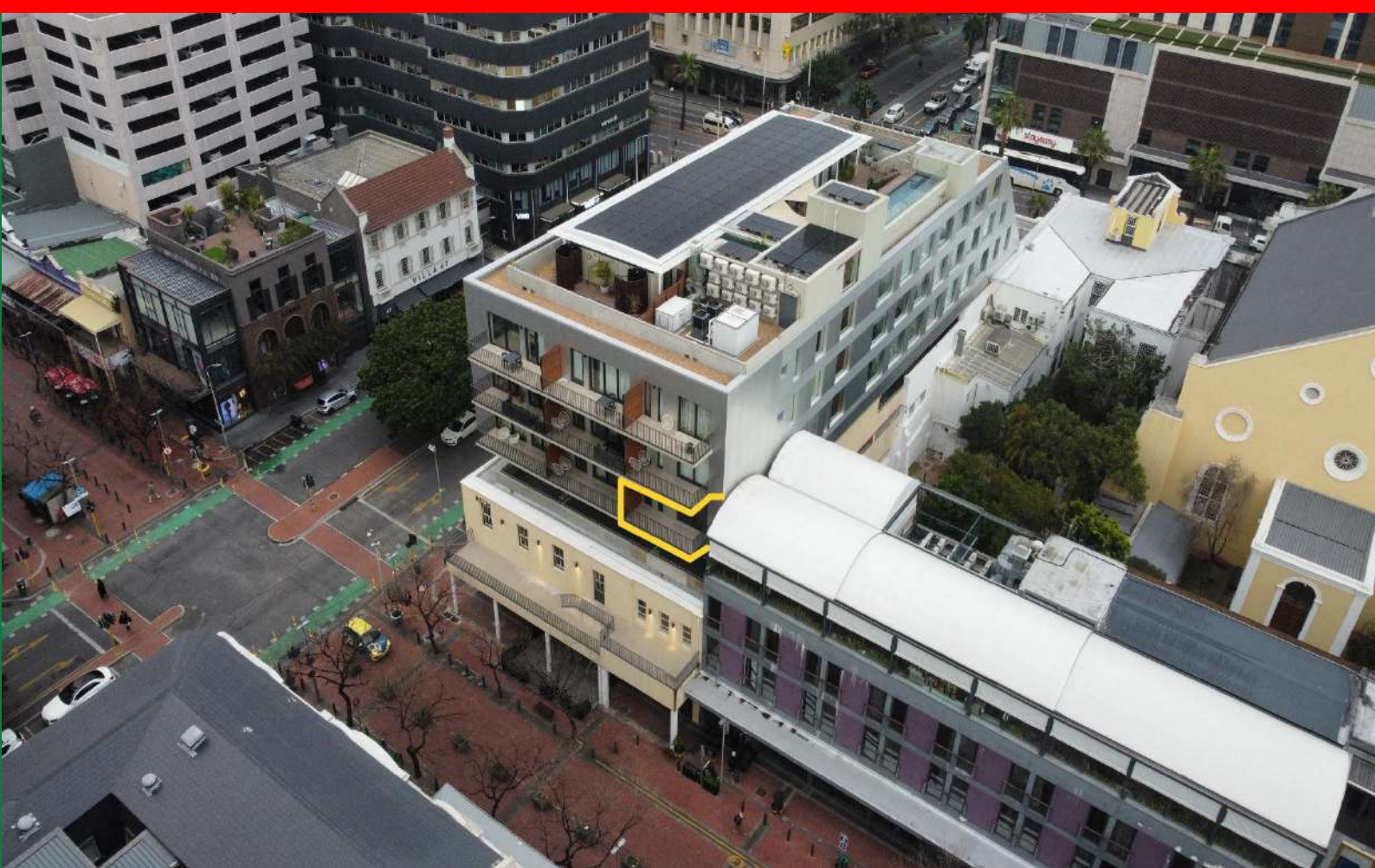
Unit Size: 41m²

Sect 301 of plan 596/2023 known as SS The Barracks

Erf 174009 | Unit 301, 50 Bree Street | Cape Town Centre | City of Cape Town Western Cape

ATTORNEY INSTRUCTION

AS DULY INSTRUCTED VIA SPECIAL POWER OF ATTORNEY



BID ONLINE VIA WEBCAST

Auction Date: Tuesday, 2 September 2025 @ 13:00

Online Bidding: Webcast Live Bidding

Video walkthrough: <https://youtu.be/AALnRmnuVb0>

Contact for further info:

Zain Teegler
Cell: 067 402 4549
Email: zaint@wh.co.za
(FFC Number: 20227142518)

Daniel Pelkowitz
Cell: 072 360 7510
Email: danielp@wh.co.za
(FFC Number: 20233332288)

WH Auctioneers Properties (PTY) Ltd
578 16th Road, Randjespark, Midrand
Tel: 0115745700

Registered Firm – (Certificate Number
2023119384)

www.whauctions.com



1. GUIDELINE FOR THE AUCTION

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

Auction Date & Venue: Tuesday, 2 September 2025 @ 13:00 online via Live Webcast 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 **R50 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: R50 000 (Refundable to unsuccessful bidders)

Buyer's Premium: 7% (Excl. VAT) of the hammer price

Deposit payable: 18.05% of bid price on fall of the hammer

Confirmation period: 14 Business Days

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

A deposit of 18.05% is payable on the fall of the hammer. This percentage is made up of the commission payable by the successful bidder of 7% plus VAT (namely 8.05%) 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:

Zain Teegler: 067 402 4549

Daniel Pelkowitz: 072 360 7510

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 7% plus VAT over and above the bid price
- 18.05% deposit payable by Purchaser on fall of the hammer.
- Offers are non-suspensive and not subject to alteration on pre-approved conditions.

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, RANDJESPAK, 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

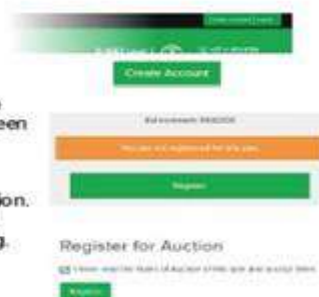
Webcast Auctions at www.whauctions.com

- 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.



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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: 50 Bree Street, Cape Town Centre, City of Cape Town Western

Section number, Scheme & City: Sect 301 of plan 596/2023 known as SS The Barracks, Cape Town

3. TITLE DEED INFORMATION

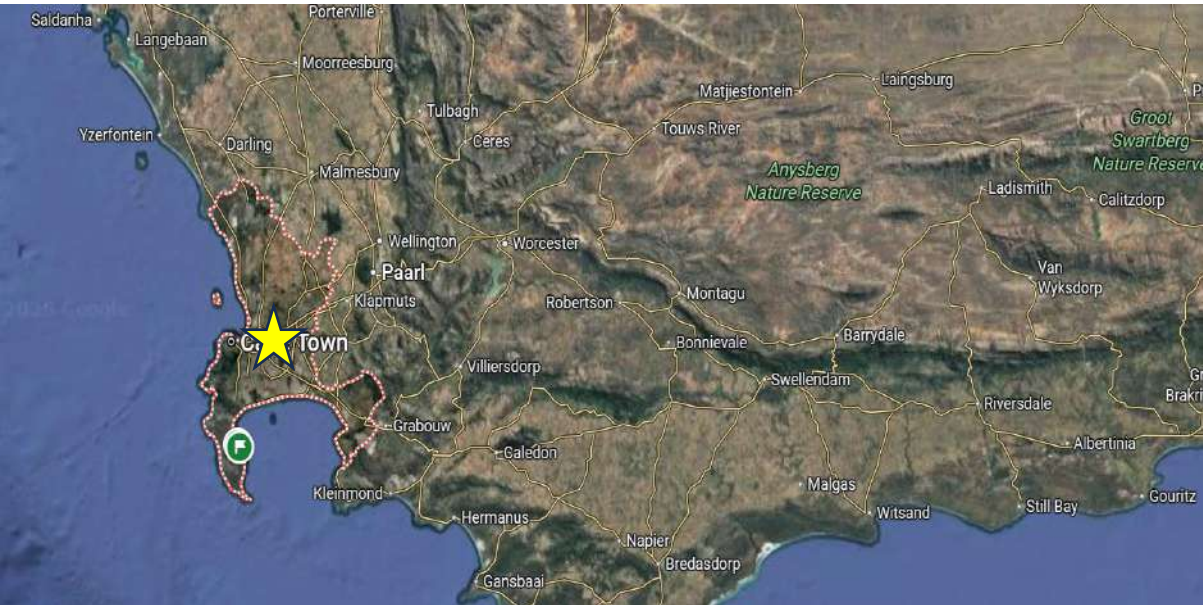
Municipality: City of Cape Town

Section Size: 41m²

Title Deed Number: ST28135/2023

4. LOCALITY

Bree Street has become a destination in its own right showcasing the best of what Cape Town has to offer. With its historic buildings, art galleries, antique shops, wide variety of restaurants, contemporary bars and vibrant city life both day and night, it is the hip place to be. It has regular events such as “First Thursdays”, where people frequent the streets until late, and “Open Streets” where the road is reserved for pedestrians. **Waterkant Street** is the pedestrianised ‘fan mile’ linking the city to the Cape Town stadium via the famous De Waterkant district. This street is always busy and takes on a festival atmosphere when events are held at the stadium.

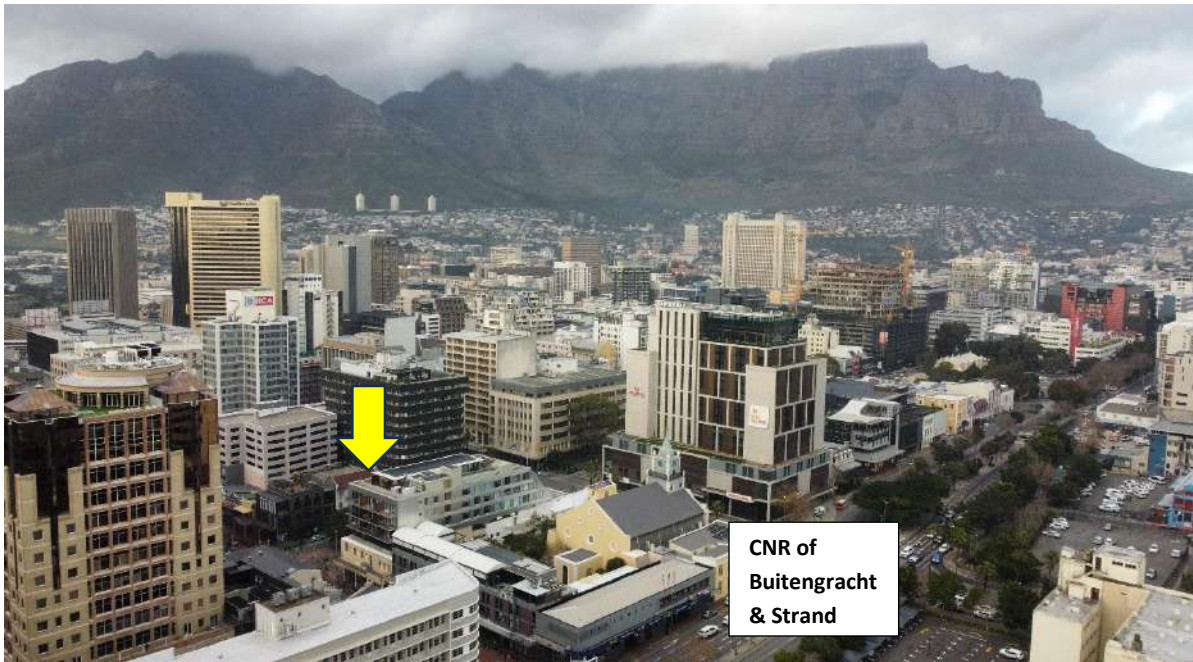


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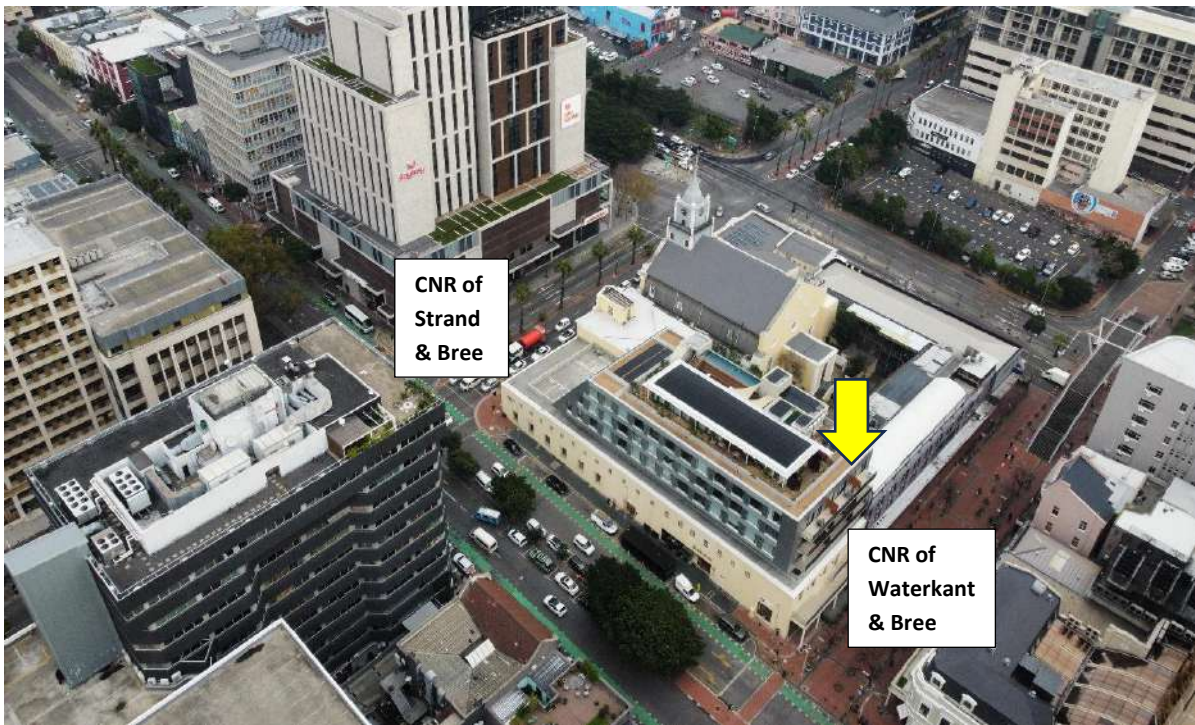
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CNR of
Buitengracht
& Strand



CNR of
Strand
& Bree

CNR of
Waterkant
& Bree

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5. DESCRIPTION OF IMPROVEMENTS

The subject property comprises a studio apartment, in the recently completed sectional title scheme known as The Barracks. The scheme is located on Bree Street in Cape Town CBD and the subject unit is located on the 3rd floor overlooking Waterkant Street.

The unit is section 301.

The Property Offers:

- Studio apartment with built in cupboards
- Open plan kitchen (high quality finishes)
- Bathroom with shower, toilet and basin (high quality finishes)
- Modern Balcony overlooking Waterkant Street
- High quality laminated wooden flooring
- Exclusive use parking bay

Access and Security

The property is located within a secure scheme which is access controlled via coded keys for both the elevators and front doors of the specific unit. There is a dedicated reception desk at the entrance of the scheme with concierge services 24/7.

Condition:

The property is in very good condition and requires general maintenance.

Occupancy

The property is currently vacant and WH Auctioneers has had no sight of any lease agreements. Neither the Seller nor the Auctioneer warrant vacant occupation.

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.

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6. AREIAL PHOTOGRAPHS



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7. SITE PHOTOGRAPHS



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Studio Apartment – Cape Town City Centre



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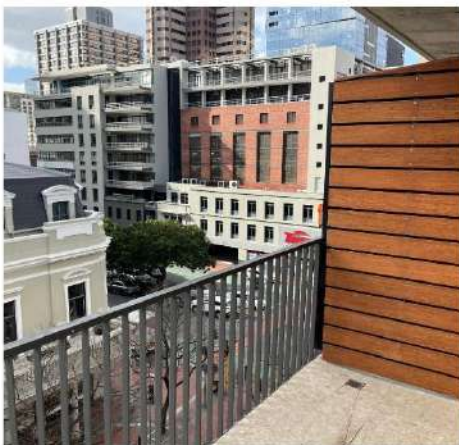
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8. MUNICIPAL ACCOUNT



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Civic Centre
12 Heritage Boulevard 8001
PO Box 655 Cape Town 8000
VAT registration number
4500193497



W SMITH
24 MARKALDO STREET
LOVEMORE PARK
PORT ELIZABETH
6070


Page 1 of 2

Tax invoice number	240009460616
Customer VAT registration number	
Account number	237102658
Distribution code	
Business partner number	1003111413

Computer generated copy tax invoice

Tel: 086 010 3089
Tel: International calls +27 21 401 4701
E-mail: accounts@capetown.gov.za
Correspondence: Director : Revenue, P O Box 655,
Cape Town 8000
Web address: www.capetown.gov.za

Account summary as at 03/07/2025		Due date	28/07/2025
AT THE BARRACKS, BUILDING 1, Unit 301, 50 BREE STREET, CAPE TOWN CITY CENTRE /			
Previous account balance			1999.94
Less payments (03/07/2025)	Thank you		2000.00-
Credit (a)			0.06-
Latest account - see overleaf			2334.19
Current amount due (b)	Payable by 28/07/2025		2334.19
	Total (a) + (b)		2334.13
Total (a) + (b) above		2334.13	
Total liability		2334.13	












www.capetown.gov.za/ClimateChange


Please note:

- Payment options:
(a) Debit orders: Call 0860 103 089 or visit a Customer Service Centre. (b) Internet payments: Visit www.Easypay.co.za or scan the QR code.
(c) Electronic payments (EFT): Select the City of Cape Town as a bank-listed beneficiary on your bank's website. Use only your nine-digit municipal account number as reference.
(d) Direct deposit at Nedbank: Please present your account number 237102658 to the bank teller. (e) Cash, debit card, credit card and other: Please present your account to the cashier.
- Where the City incurs bank costs on any mode of payment, the City will recover such cost on the portion of the amount above R7000.00 per transaction per account number. The City absorbs such costs in respect of a single payment of R7000.00 and below.
- Interest will be charged on all amounts still outstanding after the due date.
- You may not withhold payment, even if you have submitted a query to the City concerning this account.
- Failure to pay could result in:
(a) The City recovering debt overdue on the purchasing of pre-paid electricity, (b) your water and/or electricity supply being disconnected/restricted. Immediate reconnection of the supply after payment cannot be guaranteed. A disconnection fee will be charged and your deposit amount might be increased.
- Pay and renew your motor vehicle licence online: <https://services.capetown.gov.za/tj/portal>


Pay points: City of Cape Town cash offices or the vendors below:



W SMITH



>>>>> 915552371026587



Account number	237102658
Total due if not paid in cash	2334.13
Amount due if paid in cash	2334.10
Rounded down amount carried forward to next invoice	0.03

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9. LEVY STATEMENT



Wayne Smith
The Barracks 5600
50 Bree Street
Cape Town

Tax Invoice & Statement

Entity	The Barracks Body Corporate		
Entity VAT No	Pending	Entity Reg No	
Property	The Barracks Body Corporate General (5600)		
Unit No	301		
Tax Invoice No	56000001/202508/1	Recipient VAT No	
For the Month	August 2025	Recipient Reg No	
Deposit		Bank Guarantee	0.00
Monthly Charges Generated on 21 July 2025			
Queries	Adele Fisher adele.fisher@rennieknightfrank.co.za Tel: (021) 418 1550 Fax: (021) 418 6884		

Printed: 23/07/2025 11:25:44 Page: 1

Date	Allocation	Remarks	Exclusive	Tax	Inclusive
02/07/2025	Receipt - Regular	Balance B/f			3,176.47
01/08/2025	Levy Residential	Sec 301	1,686.74	253.01	-3,000.00
01/08/2025	Levy - Balcony Area	B301	151.00	22.65	1,939.75
01/08/2025	Parking Levy	PB019	165.00	24.75	173.65
01/08/2025	CSOS Levy	Sec 301	23.73	0.00	189.75
01/08/2025	Maintenance Reserve	Sec 301	202.95	30.44	23.73
					233.39
			Arrears/Prepaid(-)		176.47
			Current Month Charges	2,229.42	330.85
			Amount Due		2,560.27
					R2,736.74

Please remit payment to Agents for the Owners; Rennie Property Management Cape (Pty) Ltd, Reg : 1998/024408/07. Banking details: Nedbank, Acc No : 1232007951, Branch code : 198765. Please quote 8 digit account number as reference.

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10. CONDITION REPORT

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

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.

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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