



AUCTIONEERS

PROPERTY AUCTION

Residential Property Westgate, Cape Town Erf Size: 363m²

11 CARNEGIE STREET | Westgate, Cape Town, 7798

Erf 899 [PTN OF 715-GP12301] WELTEVREDEN VALLEY CITY OF CAPE TOWN WESTERN CAPE

INSOLVENT DECEASED ESTATE

Duly Instructed by the Executors/Administrators of Late Estate A Motseme (Masters Ref No 00449/2024)



ONLINE VIA WEBCAST

Contact for further information:

Zain Teegler

Cell: 067 402 4549

Email: zaint@wh.co.za

(Candidate Property Practitioner – Certificate Number 20227142518)

Joshua Pelkowitz

Cell: 072 536 5482

Email: joshuap@wh.co.za

(Property Practitioner – Certificate Number 2023332289)

Auction Date:

Tuesday, 25 September 2025 @1pm

Venue:

Online @ www.whauctions.com

Auctioneer:

Joshua Pelkowitz

Viewing/Show day(s):

BY APPOINTMENT



1. GUIDELINE FOR THE AUCTION

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

Auction Date & Venue: Thursday 25th of September @ 13h00 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 **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: 6% (Excl. VAT)

Deposit payable: 16.9% 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 16.9% is payable on the fall of the hammer. This percentage is made up of the commission payable by the successful bidder of 6% plus VAT (namely, 6.9%) plus a 10% deposit on the purchase price of the Property.

The deposit is payable by way of a Bank Guarantee or electronic transfer into the WH Auctioneers Trust account.

For queries regarding the properties on auction contact:

Joshua Pelkowitz: 072 536 5482

Zain Teegler: 067 402 4549

WH Auctioneers offices: 011 574 5700

TERMS OF THE SALE

The property is sold NOT SUBJECT TO VACANT OCCUPATION

- 16.9% deposit payable by purchaser on fall of the hammer.
- Offers are non-suspensive and not subject to alteration.
- Offers are on a cash-basis and not subject to finance.
- PURCHASER'S commission of 6% plus VAT.
- Purchaser responsible for the Electrical, Plumbing, Gas and Borer Beetle Certificates where applicable
- 21 Business Day Confirmation Period

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.



HOW TO BID ON WEBCAST

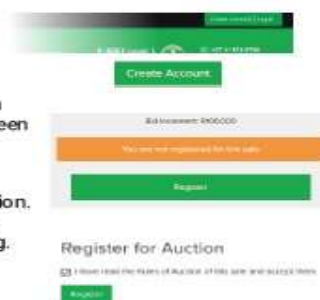
Webcast Auctions at www.whauctions.com

- 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.

**BID!
NOW!**
REGISTER ONLINE

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.

Residential Property
Westgate, Cape Town



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.



Muller Hydraulic 1000 Ton H-Frame Press

Highest Bid: R150,000

Bid increments: R20,000

Registration approved

Bid R150,000

Enter autobid:

Click to Confirm

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.



Place your bid.

Bid R2,000

Current bid: 0.00

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 auctioneers 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.

Your bid is currently the highest

Bid R2,000

Current bid: R2,000 (INTERNET)



whauctions.com

Office: 011 574 5700 • info@whauctions.com



WH 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. Hansraj

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. GENERAL

Property Address: 11 Carnegie Street, Westgate, Cape Town, 7798

Erf number, Suburb & City: Erf 899 [PTN OF 715-GP12301], Weltevreden Valley, Western Cape

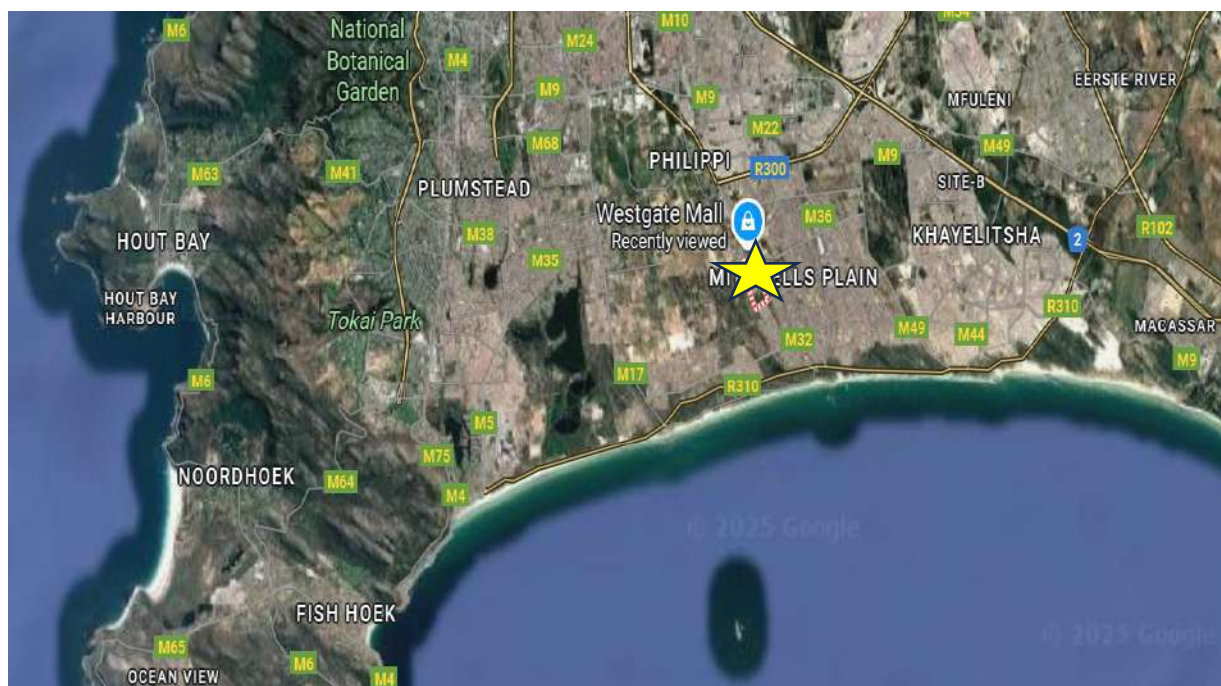
4. GENERAL

Erf Size: 363m²

Title Deed: T83990/2000

5. LOCALITY

Westgate is a neighbourhood in the central western part of the Mitchells Plain urban area of the City of Cape Town in the Western Cape province of South Africa. Westgate Mall is immediately north of the neighbourhood, on the other side of Morgenster Road.



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.



6. DESCRIPTION OF IMPROVEMENTS

Due to lack of access, based on experience with similar properties, the subject property consists of a 363m² residential property in Westgate, Cape Town. **We assume** improvements include:

- 2 bedrooms
- 1 bathroom
- Kitchen
- Lounge

Conditions:

WH have not accessed the property, but we assume the interior of the property requires repairs and maintenance.

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.

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.



7. 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
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.



8. MUNICIPAL ACCOUNT



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

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

Page 1 of 3

Tax invoice number 220009901663

Customer VAT registration number

Account number 117282168

Distribution code

Business partner number 1001316845

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

MOTSEME MR V A AND MRS J
11 CARNEGIE STREET
WELTEVREDEN VALLEY
7785

Account summary as at 07/08/2025
At 11 CARNEGIE STREET, WESTGATE / Erf 899

	Due date	01/09/2025
Previous account balance		19191.70
Less payments (07/08/2025)	Thank you	1707.55-
Arrears (a)	Payable immediately	17484.15
Latest account - see overleaf		1668.91
Current amount due (b)	Payable by 01/09/2025	1668.91
Total (a) + (b) above	Total (a) + (b)	19153.06
Total liability		19153.06

LET'S ACT
Now a STRONGER CAPE TOWN
www.capetown.gov.za/ClimateChange

Please note:

1. 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 117282168 to the bank teller. (e) Cash, debit card, credit card and other: Please present your account to the cashier.

2. 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.










3. Interest will be charged on all amounts still outstanding after the due date.

4. You may not withhold payment, even if you have submitted a query to the City concerning this account.

5. 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.

6. Pay and renew your motor vehicle licence online: <https://eservices.capetown.gov.za/Njportal>

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



MOTSEME MR V A AND MRS J

>>>> 915551172821683

Account number 117282168

Total due if not paid in cash 19153.06

Amount due if paid in cash 19153.00

Rounded down amount carried forward to next invoice 0.06







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.



Account details as at 07/08/2025		Account number	117282168
	PROPERTY RATES (Period 08/07/2025 to 07/08/2025) 31 Days		
	AI 11 CARNEGIE STREET, WESTGATE / Erf 899		
	Residential		
	Rateable portion of valuation From : 08/07/2025 R 1400000 - R 15000 = R 1385000		
	# From 08/07/2025 : R 1385000.00 @ 0.0071590 ÷ 365 x 31		842.11
	Additional rebate credit		
	# From 08/07/2025 : R 435000.00 @ 0.0071590 ÷ 365 x 31		264.49-
			577.62
	WATER (Period 08/07/2025 to 02/08/2025 - 26 Days) (Actual reading)		
	AI 11 CARNEGIE STREET, WESTGATE / Erf 899		
	Meter no: 2283556 / Consumption 4.000 kl / Daily average 0.154 kl		
	Consumption charge (domestic)		
	1. (1) 4.0000 kl @ R 21.1500		84.60
	2. Fixed basic charge (R1 250 001 - R1 500 000)		72.18
			156.78
	REFUSE (Period 08/07/2025 to 07/08/2025) 31 Days		
	AI 11 CARNEGIE STREET, WESTGATE / Erf 899		
	1. Refuse charge (1 X 240IBIN X 1 Removals)		178.52
			178.52
	SEWERAGE (Period 08/07/2025 to 02/08/2025 - 26 Days) (Actual reading)		
	AI 11 CARNEGIE STREET, WESTGATE / Erf 899		
	Disposal charge		
	1. (1) 2.8000 kl @ R 15.4600		43.29
	2. Fixed basic charge (R1 250 001 - R1 500 000)		34.29
			77.58
	SUNDRIES		
	1. Elec HU service & wires charge - 08.2025 (PREPAID 1380746899)		339.89
	2. City-wide cleaning		50.17
			390.06

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.



8. 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	

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.

Residential Property
Westgate, Cape Town



ADDITIONAL INFORMATION
WH have not accessed the property, but we assume the interior of the property requires repairs and maintenance. Voetstoots

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.