



AUCTIONEERS

FOR SALE

2 Bedroom, 1 Bathroom – SS Hallmark House Unit Size – 116m²

54 Siemert Rd | New Doornfontein, Johannesburg, 2094

Sect 1205 of plan 128/2017 known as HALLMARK HOUSE Situated at Erf 933 NEW DOORNFONTEIN
CITY OF JOHANNESBURG GAUTENG

INSOLVENT ESTATE

Duly instructed by the executors / Administrators of Estate – M MASUTHU | MASTER'S REF – T000139/2025



BID LIVE VIA WEBCAST

WH Auctioneers Properties (PTY) Ltd

578 16th Road, Randjespark, Midrand

Tel: 0115745700

Registered Firm with PPRA – (Certificate

Number 2023119384)

www.whauctions.com

Contact for further info:

Colidence Makgwale

Cell: 071 333 1842

Email: Colidencem@wh.co.za

(Candidate Property Practitioner)

Daniel Pelkowitz

Cell: 072 360 7510

Email: Danielp@wh.co.za

(Property Practitioner)

1. GENERAL

Property Address: 54 Siemert Rd, New Doornfontein, Johannesburg, 2094
<https://maps.app.goo.gl/znpp5Q8P3EZxkgML7>

Erf & Suburb & City: Sect 1205 of plan 128/2017 known as HALLMARK HOUSE Situated at Erf 933 NEW DOORNFONTEIN CITY OF JOHANNESBURG

2. TITLE DEED INFORMATION

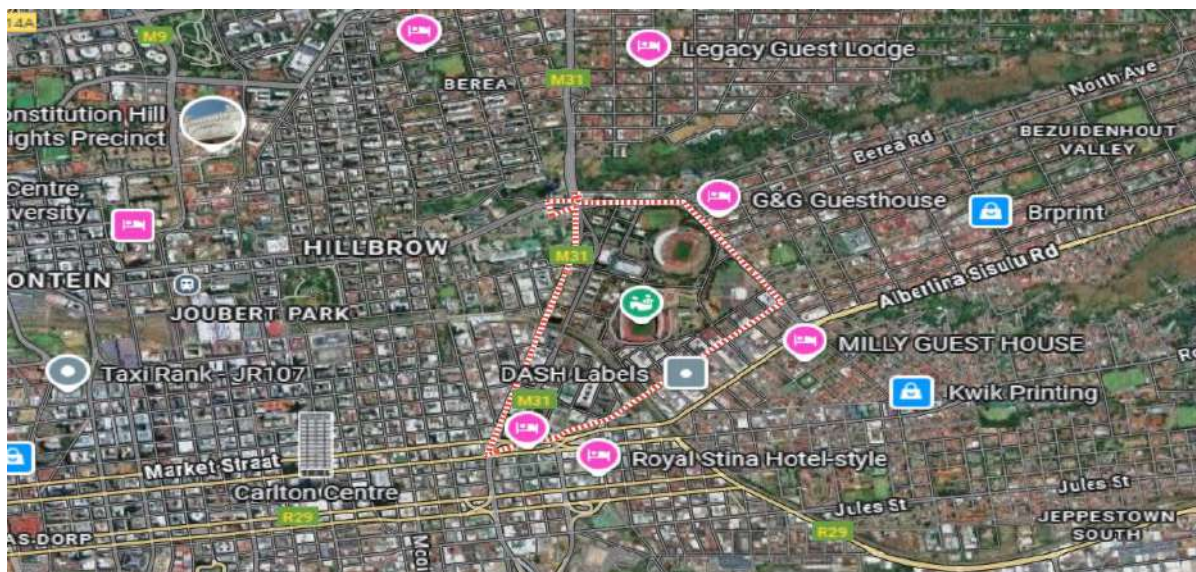
Municipality: City of Johannesburg

Title Deed Number: ST33146/2017

Unit Size: 116 m²

3. LOCALITY

Hallmark House is situated in New Doornfontein, Johannesburg, on the eastern edge of the city's CBD. The building lies within the vibrant Maboneng Precinct, a fast-developing urban renewal zone known for its mix of residential apartments, creative studios, art galleries, restaurants, and entertainment spaces. The area attracts young professionals, artists, and investors due to its proximity to Johannesburg CBD, Ellis Park Stadium, University of Johannesburg Doornfontein Campus, and major transport routes such as the M2 freeway.



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. Hunraj

578 16TH ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

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

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4. DESCRIPTION OF IMPROVEMENTS

The subject property is a 116m² sectional title apartment situated and known as HallMark House. Improvements include:

- 2 bedrooms that each have sliding doors that access the balcony area.
- 1 spacious Bathroom
- Kitchen
- Lounge
- 1 Parking Bay

Site Access and Security

Access to the unit is gained through the ground floor, right opposite the reception area. With the use of Elevator to reach floor 12.

Electricity

Prepaid meter box

Occupation

The property is currently vacant with no lease or copy in place

Condition

The Unit has just recently been painted, improving and changing it to a fair condition.

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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5. PROPERTY PHOTOGRAPHS



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2 Bedroom, 1 Bathroom unit– Hallmark House



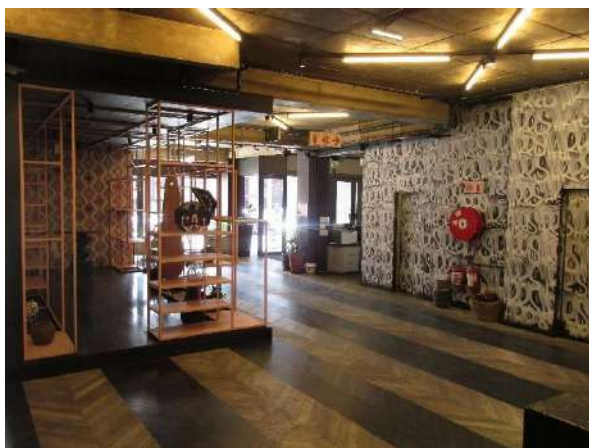
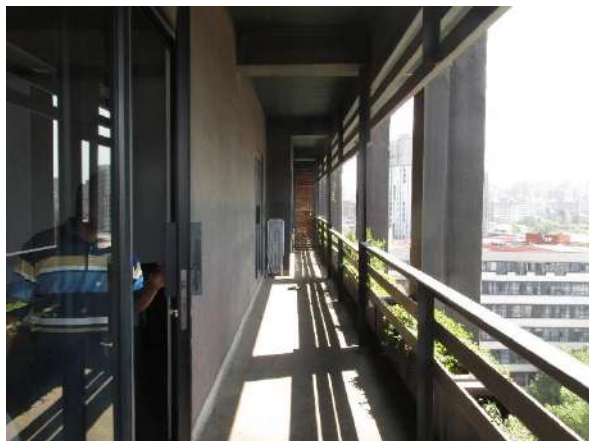
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6. MUNICIPAL ACCOUNTS



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

Mukovhe Morris Masutha
87 BROADACRES DRIVE
FOURWAYS EXT.60
2124

Date	2025/08/11
Statement for	August 2025
Physical Address	54 SIEMERT ROAD
Stand No./Portion	1205 HALLMARK HOUSE
Township	NEW DOORNFONTEIN

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
116 m2	1	2023/07/01	F1	Market Value R 1,788,000.00	REGION F WARD 123
Invoice Number : 88006385065			Group :	Next Reading Date :	
Client VAT Number :				Deposit Paid :	R 0.00
Account Number 554981024				(PIN Code:289407)	

Previous Account Balance	275,562.28
Sub Total	275,562.28
Interest on Arrears	181.97
Current Charges (Excl. VAT)	3,924.44
VAT @ 15%	55.35

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding	Total Due	279,724.04
267,425.99	3,971.22	4,165.07	4,161.76	0.00	279,724.04	Due Date	2025/08/26

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 : 2025/08/11 Mukovhe Morris Masutha
Acc. No. : 554981024 - 54 SIEMERT ROAD , NEW DOORNFONTEIN

EasyPay	>>>> 91115 5549810249
SAPO	0146 554981024

>>>> 516008800111159 55498102408

Standard Bank City of Johannesburg Banking Details:

Internet banking - Select preloaded Company details "City of Johannesburg".
Deposits at SBA branches - CIN no AA45 to be used in place of bank acc.no.
Client Account No/Deposit Reference 554981024

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[illegible]

Where can payments be made ?
Any CoJ Cash Office; any Easy Pay site; any bank (branch, ATM or Internet site).
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How can payments be made ?
By debit order, cash, debit or credit card.
KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When can payments be made ?
Payments must reach CoJ on or before the due date.

Change of Address
This must be done timeously, in writing and submitted to any CoJ Municipal Regional Office.

Terminating Electricity and Water.
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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7. LEVY STATEMENT

<p>One-stop property solutions</p> <p>Registration No: 1869/003674/07 Vat Registration No: 4350110577</p>		<p>PO Box 782813 Sandton 2146</p> <p>Account Queries Tel: 011 2145200 Community Schemes Manager Tel: 011 5443900</p>	
STATEMENT / TAX INVOICE			
Date: Sep 2025	Invoice No: 731G1205001 202509	Property: 1205 Hallmark House Body Corporate	Account Number/Payment Ref: 731G1205001 Amount Due: R540,668.38
Masutha Mukovhe Unit 1205 Hallmark House 54 Siemert Road New Doornfontein, Johannesburg, Gauteng 2094, South Africa Receipts captured to: 28 Aug 2025	Staff Contacts: Client Account Administrator Community Scheme Manager Community Scheme Administrator Maintenance Administrator Divisional manager Caretaker / Estate Manager	Name: Kgomoiso Leshage Candice King Laurein Maritz Beanca Prinsloo Jillian Hendricks Robert Tshibinga	Email: kgomotsol@trafalgar.co.za candicek@trafalgar.co.za laureinm@trafalgar.co.za beancap@trafalgar.co.za jillianh@trafalgar.co.za robert.tshibinga@icloud.com
Property address: Hallmark House Body Corporate 54 Siemert Road New Doornfontein 2094			
Date	Desc	Excluding VAT	VAT
	BALANCE B/F	537,132.82	
01 Sep 2025	Csos Levies for 202509	20.74	
01 Sep 2025	Other Necessary Charges: Arrears Account Review - 202509 Masutha Mukovhe	21.00	3.15
01 Sep 2025	Levy - Reserve Fund - 202509 1205	517.38	
01 Sep 2025	Water Reading Slip - 202509 1205	167.50	
01 Sep 2025	Heating Charge - Hot Water	-514.38	
01 Sep 2025	Heating Charge - Hot Water	-514.38	
01 Sep 2025	Heating Charge - Hot Water	514.38	
01 Sep 2025	Heating Charge - Hot Water	514.38	
01 Sep 2025	Levy - Administration Fund - Shortfall	2.59	
01 Sep 2025	Levy - Administration Fund - 202509 1205	2,000.81	
01 Sep 2025	Domestic Effluent - 202509 1205	802.39	
TOTAL DUE		R540,665.23	R3.15
			R540,668.38
Messages		Banking Details	
Please email statements@trafalgar.co.za if you would like to change your monthly Trafalgar statement password Your email instruction will be archived for record purposes concerning the password change		Bank: Standard Bank Account Name: Trafalgar Property Management Account No: 270739335 Branch Code: 051001 Payment Ref. Number: 731G1205001	
Payment options: Download a Debit Order form: https://www.trafalgar.co.za/paymentoptions.pdf Trafalgar Monthly E-Magazine: https://www.estate-living.co.za/trafalgar/		Change of address: As required by law, please send us your new address within 14 days of any change of address.	

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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 condition of the unit appears to be fair.

Signed on Behalf of the Seller on _____ 2025

Signed on Behalf of the Auctioneer on _____ 2025

Signed on Behalf of Purchaser on _____ 2025

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