

PROPERTY AUCTION

3 Bedroom 1 Bathroom Duplex

Ooseinde, Rustenburg

Sectional Scheme – ‘Ridderstraat 52’

Unit Size: 115m²

52 Ridder Street | Ooseinde, Rustenburg

Sect 2 of plan 851/2006 known as RIDDERSTRAAT 52 Situated at Ptn 2 Erf 746 RUSTENBURG RUSTENBURG



INSOLVENT ESTATE

Duly Instructed by the Executors/Administrators of Estate – J Anderson (Masters Ref. M700/2021)



BID LIVE ONLINE VIA WEBCAST

Contact for further info:

Tshepo Tlhabanelo

Cell: 079 157 5111

Email: tshepot@wh.co.za

Robert Shaff

Cell: 072 195 1211

Email: robs@wh.co.za

Auction Date: Wednesday 5th of November 2025 @ 12pm

Venue: online bidding via webcast @ www.whauctions.com

Viewing : TBC



GUIDELINE OF THE AUCTION

Auction Date & Venue: online Wednesday 5th of November 2025 12pm @ 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.

Upon signature of the registration documents, all buyers will have acknowledged and accept the Terms and Conditions set out in the Rules of Auction.

Registration Fee: R25 000.00 (Refundable to unsuccessful bidders)

Buyer's Premium: 6% (Excl. VAT) of the hammer price

Deposit: 16.9% of hammer price

Confirmation period: 21 business days.

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

The bid price excludes the buyer's premium which is payable over and above the purchase price.

Example: Highest bid with buyer's premium

Bid Price: R 1 000 000-00

Buyers comm. (6%) R 60 000-00

VAT on the Buyer's Premium R 9 000-00

Total Purchase Price R 1 069 000-00

The auctioneers have the right to regulate the bidding at the auction and to bid on behalf of the seller up to (but not exceeding) the reserve price as mandated by the seller. 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 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, 0.9%) plus a 10% deposit on the purchase price of the Property.

The deposit is payable by way of a Bank Guaranteed cheque or electronic transfer. The deposit and buyer's Premium are deposited into the WH Auctioneers Trust account.

For queries regarding the properties on auction contact:

Tshepo Tlhabanelo: 079 157 5111

Robert Shaff: 072 195 1211

WH Auctioneers offices: 011 574 5700

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

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Registered with the PPRA



TERMS OF THE SALE

- The properties are sold Voetstoots and NOT SUBJECT TO VACANT OCCUPATION
- PURCHASER'S commission of 6% plus VAT over and above the bid price
- 16.9% 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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HOW TO BID ON WEBCAST

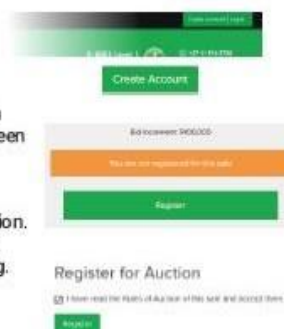
Webcast Auctions at www.whauctions.com



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.
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

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GENERAL

Property Address: 52 Ridder Street | Ooseinde, Rustenburg

Erf & Suburb & City: Sect 2 of plan 851/2006 known as RIDDERSTRAAT 52 Situated at Ptn 2 Erf 746 RUSTENBURG, RUSTENBURG

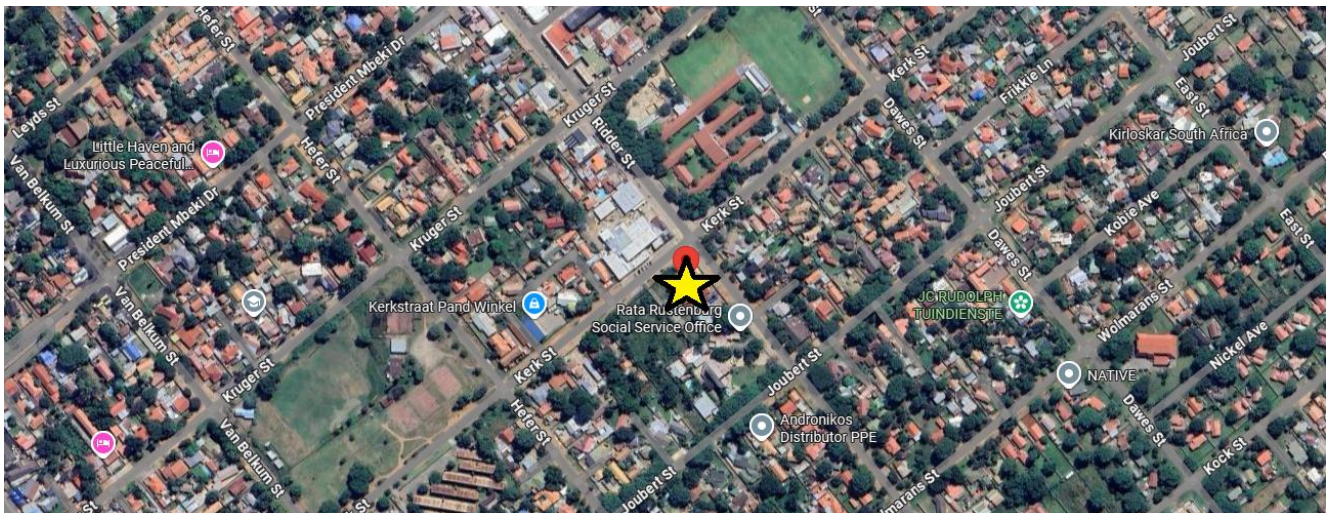
TITLE DEED INFORMATION

Title Deed No. ST124757/2006

Erf Size: 115m²

LOCALITY

Rustenburg is a town at the foot of the Magaliesberg mountain range. Rustenburg is the most populous city in North West province, South Africa. In 2017, the city's Gross Domestic Product reached ZAR 63.8 billion, accounting for 21.1% of the GDP of the North West Province, and 1.28% of the GDP of South Africa



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DESCRIPTION OF IMPROVEMENTS

The subject property consists of a 115m² sectional title duplex. The property consists of the following:

- 3 bedrooms
- 1 bathroom
- Guest toilet
- Fitted Kitchen
- Open plan Living room
- Single remote-controlled garage (motor is stripped)

Finishes & Condition

Roof: Clay Tiles
External Walls: Plastered and Painted
External Floors: Brick
Internal Walls: Plastered and Painted
Internal floors: Tiled

Condition

The property will need maintenance. All taps, sinks, main electric box and aircon have been taken and stripped.

Services

The property has its own water and electricity metres which are read and billed on a monthly basis according to usage.

Access and Occupation

The property can be accessed off the main road in Ridder Street. The main gate is manual. The property is currently vacant and secured by Gas alarm.

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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. Neither the auctioneer nor the seller warrant vacant occupation of the property.

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SITE PHOTOGRAPHS



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MUNICIPAL ACCOUNT



TAX INVOICE / BELASTINGFAKTUUR
Invoice No: INV 05529550202509

To: Mr / Mrs / Miss / Dr / Prof / Adv

J ANDERSON
2 RIDDERSTRAAT 52
52 RIDDER STREET
RUSTENBURG
0299

VAT No./BTW Nr./No. Ya Lekgetho

Rustenburg Local Municipality
VAT Reg No./ BTW Nr./ No. Ya Lekgetho : 4840112868

PO Box 16, Rustenburg, 0300
Switchboard 014 590 3111
Call Centre 014 590 3111
Email: statement@rustenburg.gov.za
Website: www.rustenburg.gov.za



Account 05529550

Month/Maand/Kgwedi:		September 2025	
Statement Date/Staat Datum/Letiha la Mokwalo wa Madi		30 September 2025	
Due Date/Betala datum/Tuelo go Fitiha		30 October 2025	

ERF No/No Ya Tulo	746 Portion_2	Suburb/ Voorstad/ Tulo	RUSTENBURG
Extent/ Grootte/ Botona Loaga	115	Scheme Name/ Skema Naam/ Leina la Mophato	
Mid Value/ Markwaarde/ Boleng ba Mareketo	R810,000.00	Category/ Kategorie/ Karolo	Residential Sectional Title
Unit No/ Eenheid No/ No ya Bodulo	2	Street No/ Straat Nr/ Leina Mmala	RIDDERSTRAAT 52 52 RIDDER STREET

Date	Description	VAT	Debit	Credit	Balance
	Balance Brought Forward				189,355.85
31/08/2025	Electricity Basic Electricity/ Basies Elektrisiteit/Motheo	67.03	513.89		189,869.74
31/08/2025	Property Rates - Sectional Title	.00	412.02		190,281.76
31/08/2025	Property Rates - Reductions	.00		43.24	190,238.52
31/08/2025	Property Rates - Exclusions	.00		7.63	190,230.89
31/08/2025	Refuse Removal Basic Refuse Charge	28.83	221.05		190,451.94
31/08/2025	Sanitation Sewerage/Riool/Tsa Botlusetso	38.58	295.80		190,747.74
31/08/2025	Water Interest on Services August 2025	.00	1,130.85		191,878.59
31/08/2025	Interest on Property Rates August 2025	.00	244.81		192,123.40

180 Days	150 Days	120 Days	90 Days	60 Days	30 Days	Current	Amount Due
176,519.13	3,192.54	3,231.06	3,159.53	3,253.59	3,297.98	0.00	192,653.83

Deposit/ Deposito/ Feeletso
Guarantee/ Waarborg/ Netefaleitso:

PLEASE NOTE: If your account is in arrears within 30 days and above, this serves as FINAL NOTICE OF DEMAND. Please settle your account within 14 days or contact the municipality to make an arrangement.

Failure to do so will result in your services being disconnected.
For all direct payments/bank transfers, Customers are requested to use their Municipal Account number as reference for ease of allocation.

You are responsible for monthly payment. Request duplicate if necessary. Maandelikse betaling bly u verantwoordelikheid. Vra duplikaat indien nodig. O tšhwanetse go duela disaga tsa gago tsa kgwedi botsa sekoloto sa gago fa go tiholega.

Payments up to/ Betalings tot / Tuelo go Fitiha: 30 September 2025

Reference: 05529550

Name: Rustenburg Local Municipality

Account Number: 033 054 851

Branch Code: 051 001



91 3100 5529 5507

VAT Total	R203.63
Amount Due/Verskuldig/ Sekoloto	R192,653.83

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VAT Reg No./ BTW Nr./ No. Ya Lekgetho : 4840112868

PO Box 16, Rustenburg, 0300

Switchboard 014 590 3111

Call Centre 014 590 3111

Email: statement@rustenburg.gov.za

Website: www.rustenburg.gov.za



Account 05529550

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Invoice No: INV 05529550202509

To: Mr / Mrs / Miss / Dr / Prof / Adv

J ANDERSON

2 RIDDERSTRAAT 52

52 RIDDER STREET

RUSTENBURG

0299

VAT No./BTW Nr./No. Ya Lekgetho

ERF No/No Ya Tulo	746 Portion_2	Surburbi/ Voorstad/ Tulo	RUSTENBURG
Extent/ Grootte/ Botona	115	Scheme Name/ Skema	
Loago		Naam/ Leina la Mophato	
Mkt Value/ Markwaarde/ Boleng ba Mareketo	R810,000.00	Category/ Kategorie/ Karolo	Residential Sectional Title
Unit No/ Eenheid No/ No ya Bodulo	2	Street No/ Straat Nr/ Leina Mmala	RIDDERSTRAAT 52
			52 RIDDER STREET

Date	Description	VAT	Debit	Credit	Balance
31/08/2025	Basic Water/Basiese Water/Metsi Tefelelo Ya Motheo	17.40	133.40		192,256.80

Water

31/08/2025	Water Cons 16KL - [1436 to 1452]	51.79	397.03		192,653.83
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Meter Number	Faofor	Date From	Date To	Band From	Band End	Rate	Units	Description	Reading Type	Exclusive
SN160208113	1	16-07-2025	13-08-2025	11.05	23.01	22.42	4.95	4.95342466KL - [1447.04657534 to 1452]	Average	111.06
SN160208113	1	16-07-2025	13-08-2025	0.00	11.05	21.20	11.05	11.04657534KL - [1436 to 1447.04657534]	Average	234.19

180 Days	150 Days	120 Days	90 Days	60 Days	30 Days	Current	Amount Due
176,519.13	3,192.54	3,231.06	3,159.53	3,253.59	3,297.98	0.00	192,653.83

Deposit/ Deposito/ Peeletso

Guarantee/ Waarborg/ Neteleletso:

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LEVIES (Awaiting)

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Property Condition Report in terms of The Property Practitioners Act 22 of 2019

Sect 2 of plan 851/2006 known as RIDDERSTRAAT 52 Situated at Ptn 2 Erf 746 RUSTENBURG RUSTENBURG	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 will need maintenance. All taps, sinks, main electric box and aircon have been taken and stripped.

The Purchaser Purchases the Property VOETSTOETS AS PER THE Rules of Auction and Conditions of Sale.

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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