



PROPERTY AUCTION

**4 Bedroom 3 Bathroom Residential Property
Vanderbijlpark Central No 1, Vanderbijlpark
Erf Size – 557m² with Business Rights**

13 JAN VAN RIEBEECK BOULEVARD I Vanderbijl Park Central East 1, Vanderbijlpark, 1900
Erf 5 Vanderbijl Park Central East, No 1 Emfuleni Local Municipality Gauteng

INSOLVENT DECEASED ESTATE

Duly Instructed by the Executors/Administrators of Insolvent Deceased Estate – M J Pretorius (Estate No: 0292/2022)



BID LIVE ONLINE VIA WEBCAST

Contact for further information:

Peter Skafidas

Cell: 083 226 7960

Email: peters@wh.co.za

Joshua Pelkowitz

Cell: 072 536 5482

Email: joshuap@wh.co.za

(Property Practitioner – Certificate Number 2023332289)

Auction Date:

Wednesday, 12th November 2025 @12pm

Venue:

Online @ www.whauctions.com

Auctioneer:

Joshua Pelkowitz

Viewing/Show day(s):

BY APPOINTMENT



GUIDELINE OF THE AUCTION

Auction Date & Venue: Wednesday 12th November 2025 @ 12pm online @ 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 payable: 21.5% 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 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 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:

Joshua Pelkowitz: 072 536 5482

Peter Skafidas: 083 226 7960

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 10% plus VAT over and above the bid price
- 21.5% 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

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, RANDJESPARK, 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 PPRA



HOW TO BID ON WEBCAST

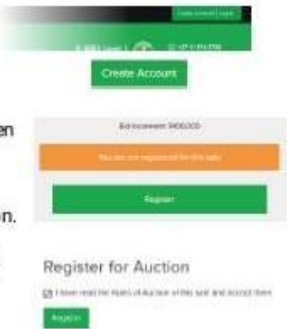
Webcast Auctions at www.whauctions.com



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

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 PPRA



GENERAL

Property Address: 5 Jan Van Riebeeck Boulevard, Vanderbijlpark Central East 1, Vanderbijlpark, 1900

Erf & Suburb & City: Erf 5 Vanderbijl Park Central East, No 1 Emfuleni Local Municipality Gauteng

TITLE DEED INFORMATION

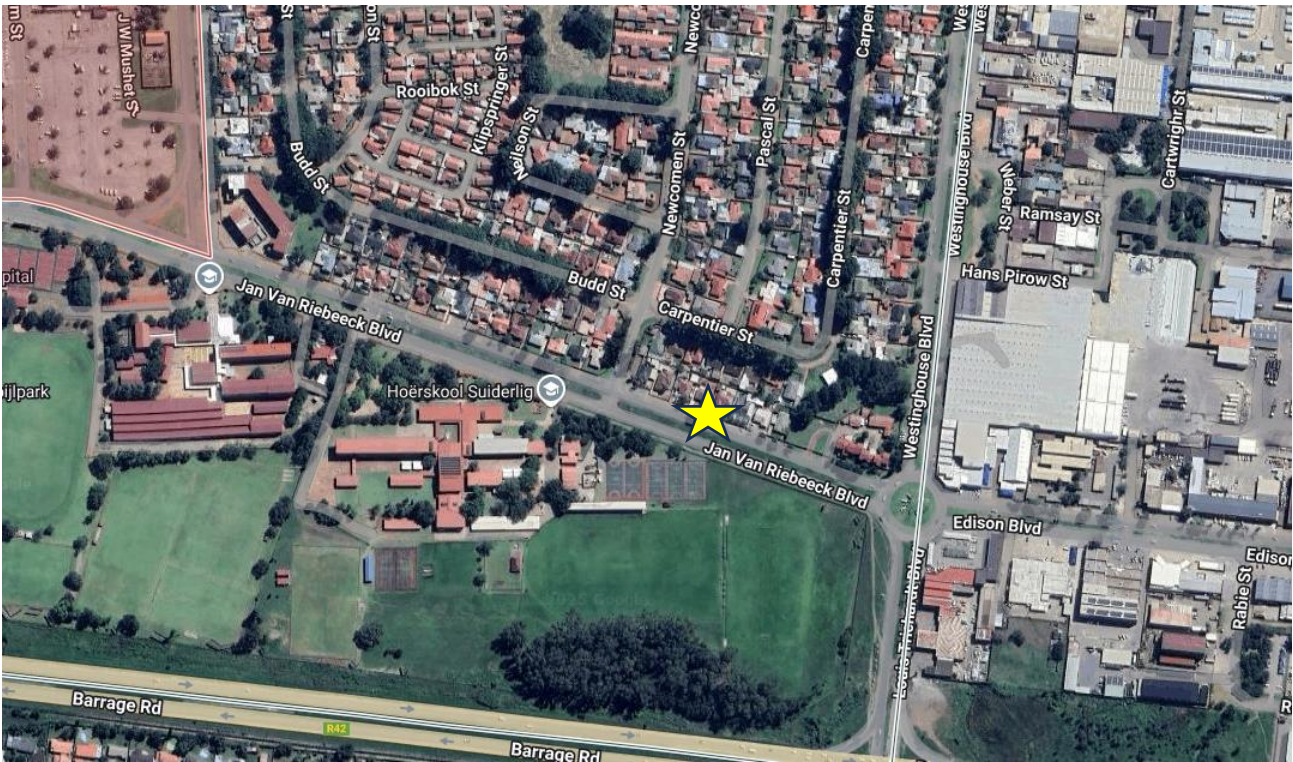
Title Deed No. T80929/2004

Erf Size: 557m²

Zoning: Commercial

LOCALITY

The property is located on 13 Jan Van Riebeeck Boulevard in Vanderbijl Park Central. It is close to schools, shopping centres, churches, entertainment venues and the major arterial routes.



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, RANDJESPARK, 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 PPRA



DESCRIPTION OF IMPROVEMENTS

The property is a single storey house on a stand measuring 557m² consisting of 4 bedrooms, 2 bathrooms, lounge, kitchen and garage.

3 Bedroom (main with shower)
Separate toilet and bathroom
4th Bedroom with shower and toilet
Entrance hall
Kitchen
Lounge
Garage

Condition:

The property is in a bad state, inside and outside and requires extensive repairs.

The property has been vandalised. All the electricals were stolen, kitchen needs replacement, there are roof problems and leakages, floor tiles are missing, ceiling boards that are sagging, bathrooms need replacing.

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 PPRA



SITE PHOTOGRAPHS

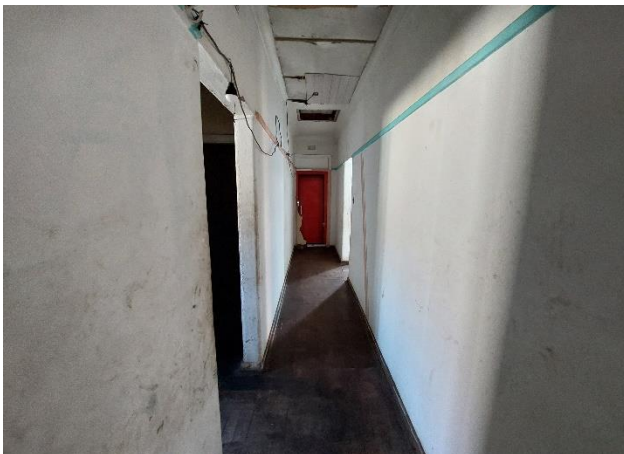


The way auctions should be.

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 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, RANDJESPARK, 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 PPRA



DAMAGES IDENTIFIED.

Tiles missing and broken, DB Board stripped, electric wiring missing, light fittings missing, bathroom and basins need changing, ceiling boards broken



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, RANDJESPARK, 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 PPRA



MUNICIPAL ACCOUNT

EMFULENI
LOCAL MUNICIPALITY
Vaal River City, the Cradle of Human Rights

M J PRETORIUS
JAN VAN RIEBEECK BLVD 13
VANDERBIJLPARK
1911

P.O. Box 2
Vanderbijlpark
1908

Accounting Officer
Tel: 011 574 5700
Fax: 011 574 5701

TAX INVOICE
Vat Reg No. 4860193491

Invoice Number: 1108234302504/13

Page 1 of 1

Name	Payment Kind	Account Number	Vat Reg. No.	Statement Date
M J PRETORIUS		11082343		
Kind Number				
Range Address	Cash	Guarantee		2025/03/26
JAN VAN RIEBEECK BLVD 13	2293.89	0.00		
Transit	Market Valuation			
CENTRAL EAST 1 (CE1)	Site	Improvements		Improved Value
		850000.00		850000.00
ERP Number	Portion	Area M2		557
811 000 00000000	00000 0000 0000			
Date	Details	Charge (excluding VAT)	VAT	Charge (including VAT)
2025/03/25	SALANCE BROUGHT FORWARD	403675.48		403675.48
	SUB TOTAL	403675.48		
2025/03/26	INTEREST ON ARREARS	320.94	0.00	320.94
2025/03/26	ASSESSMENT RATES	2385.95	0.00	2385.95
2025/03/26	BUSINESS AND COMMERCIAL PROPERTIES			
2025/03/26	REFUSE	226.25	33.94	260.19
2025/03/26	REFUSE DOMESTIC			
2025/03/26	ELECTRICITY	375.72	56.36	432.08
2025/03/26	BASIC ELECTRICITY RESIDENTIAL & RELIGIOUS SINGLET			
2025/03/26	WATER SERVICES			
2025/03/26	METER AND VROKOT TARIFF WATER RESIDENTIAL			
	Cur = 4764.000 Prev = 4735.000 Cons = 29.000			
	Reading 4886 Cur 2025/03/18 Prev 2025/01/12			
	WATER 26.000 M	1239.64	185.95	1425.59
2025/03/26	SEWERAGE	272.31	40.85	313.16
2025/03/26	ADD SEWERAGE RESIDENTIAL 29.000 VIA CONSUMPTIMETER(S)	-81.89	-12.28	-94.17
2025/03/26	DISCUR	126.41	18.96	145.37
2025/03/26	BASIC SEWERAGE RESIDENTIAL 1.000			
	TOTAL CURRENT LEVY	4865.53	323.81	5189.34

10 Days	60 Days	90 Days	99 + Days	Total Charge (excluding VAT)	Total VAT	Total Charge (including VAT)
5189.34	5093.97	4814.26	393967.25	4865.53	323.81	408864.82

Amount in advance	0.00	Due Date	2025/04/07	Amount Payable	408864.82
-------------------	------	----------	------------	----------------	-----------

0252 11082343

9 1195 1108 2343 9

REMITTANCE ADVICE
Vat Reg No. 4860193491

Name	Account Number	Due Date	Amount Payable
M J PRETORIUS	11082343	2025/04/07	408864.82

GENERAL INFORMATION

1. SHOULD IT BE ACCOUNT NOT PAID BY THE DATE IT WILL BE SENT AS A DISCONTINUATION OF SERVICE NOTICE

2. OFFICE HOURS MONDAY TO FRIDAY 08H TO 16H

3. PAYMENTS WILL BE ALLOCATED IN PRIORITY ORDER

4. PLEASE USE YOUR ACCOUNT NUMBER AS A REFERENCE NUMBER WHEN YOU PAY THE DUE

5. PAYMENTS MUST BE MADE IN THE OFFICE OF THE MUNICIPALITY

6. PAYMENTS MUST BE MADE IN THE OFFICE OF THE MUNICIPALITY

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, RANDJESPARK, 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.



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.	There is a possibility that extension was made		
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, RANDJESPARK, 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 PPRA



ADDITIONAL INFORMATION

The property has been vandalized and requires extensive repairs. The wiring has been stripped, the kitchen needs replacing, the bathrooms and sinks require attention, ceiling boards need replacing, some floor tiles are broken or missing, most of the light fittings have been removed. The property needs painting in and out the house. Some of the walls need plastering

THE HOUSE IS SOLD VOETSTOETS WITHOUT WARRANTIES, AS PER THE OFFER TO PURCHASE.

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, RANDJESPARK, 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 PPRA