



AfriSam

PROPERTY AUCTION

Afrisam Readymix – Technikon, Roodepoort

Property, Readymix Plant and Assets being Sold

Multiple Offices & Large Hardstand Concrete Yard

Erf Size: 8 633m²

15 & 17 Nickel Street | TECHNIKON
Erf 32 and 33 Technikon

CORPORATE DISPOSAL // NON-CORE REDUNDANT ASSETS



Property and Readymix Assets Being Sold

BID LIVE ONLINE VIA WEBCAST

Auction Date:

Thursday 6 November 2025 @ 10h30 (10:30am)

Venue:

ONLINE @ WWW.WHAUCTIONS.COM

Video Guide:

<https://youtu.be/BCw1-ls4rBo>

Contact for further info:

Maswati Dlamini
(Candidate Property Practitioner)

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Lebogang Sekhitla
(Candidate Property Practitioner-20237761635)

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Joshua Pelkowitz
(Property Practitioner FFC Number - 2023332289)

Cell: 072 536 5482 Email: joshuap@wh.co.za

WH Auctioneers Properties (PTY) Ltd

578 16th Road, Randjespark, Midrand

Tel: 0115745700

Registered Firm with PPRA – (Certificate
Number 2023119384)

www.whauctions.com



GUIDELINE OF THE AUCTION

Auction Date & Venue: **Thursday 6 November at 10 30am 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: 7 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

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.
- Purchaser responsible for the Electrical, Plumbing, Gas and Borer Beetle Certificates where applicable
- Purchaser Responsible for connecting water AND OR electricity back to the municipal line (if applicable)

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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READYMIX SITE – TECHNIKON

GENERAL

Property Address: 15 and 17 Nickel Street Technikon, Roodepoort

Erf & Suburb & City: Erf 32 and 33 Technikon, Roodepoort

TITLE DEED INFORMATION

Municipality: Johannesburg

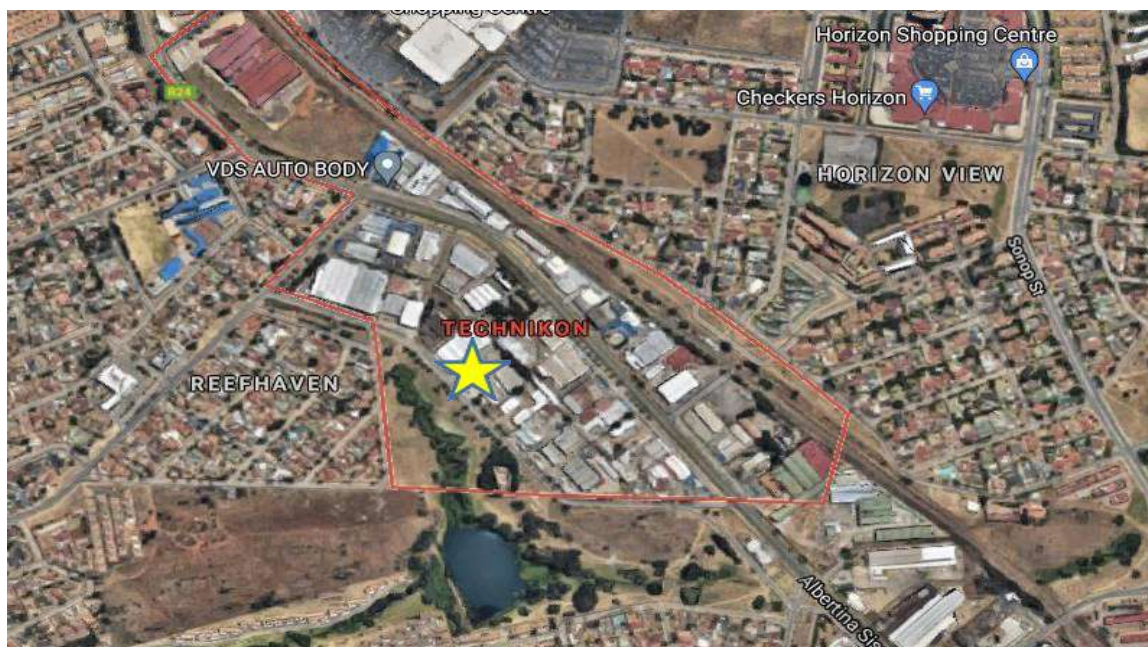
Title Deed No. T49141/1990 (Erf 32) & T49629/1990 (Erf 33)

Erf Size: Erf 32 – 4 283m²

Erf 33 – 4 395m²

LOCALITY

Technikon is a small industrial area located in Roodepoort. It is made up of predominantly industrial properties, comprising manufacturing and warehousing and well as multi-tenanted industrial parks.





DESCRIPTION OF IMPROVEMENTS

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The subject property comprises of 2 stands (used as 1) and is a large, heavily sloped, concreted stand, with a full ready-mix plant erected onsite, as well office complex with numerous buildings. The site was utilised by AfriSam as a ready-mix/batch plant. The site has been vacated and is no longer in use.

The property is improved as follows:

Offices

The offices on site are split across 5 sections and consist of a combination of brick-built structures with a IBR/steel sheet roofs as well as a prefab steel structure and 2 wooden cabins which have been converted into offices and a boardroom. The main office building is divided into a large reception area, multiple offices, a full kitchen and storerooms. There is also a large boardroom which is built adjacent to the main office building under a thatch roof. There is air conditioning in the office and floors are tiled. There is a covered outdoor seating area and built-in braai area adjacent to the boardroom.

The secondary office on site consists of a rectangular, brick-built structure with a concrete roof measuring. The building is divided into offices, a small kitchenette, a storeroom, staff ablutions and change rooms and a small laboratory. There is air conditioning in the office and floors are a combination of tiles and concrete screed.

The total office component measures approximately 412m² of gross lettable area, excluding carports and prefab structures.

Yard, Aggregate Bins, Wash-bay

The balance of the site comprises of open concrete paved yard space used for truck articulation, aggregate storage in 4 triangular concrete aggregate bins, which are dug deep into the upper level of the property and built at a high angle up to a built-in tower crane. There are wash bays and platforms for washing and de-concreting (and dumping concrete) the concrete trucks. There are also water storage pits on site which collect rainwater and wastewater which in turn is used for washing truck and for processing of concrete. There is ample space truck articulation. The yard is steeped at a severe angle and has a ramp for trucks to access the aggregate dumps. Adjacent to the ready-mix plant is an elevated prefab office used as the batch room and control room to control and activate the ready-mix plant. There is also an oil store and a separate storeroom.

Power supply, water supply

Power supply as confirmed by management is 3-phase. Water and electricity are supplied by local municipality.

Additional Improvements

- Compressor room
- 4 carport parking bays (ample open bays – some carports have been removed)
- Storeroom
- On-site substation

Site Access and Security

Access to the property is gained via 2 main access points along Nickel Street. The perimeter is secured by palisade and concrete fencing with barbed wire. There is currently 24/hour on-site security.

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**Condition:**

The property requires maintenance, there is damages to the walls, windows, taps and the floors. The offices have been badly vandalised with many air-conditioning units having been stolen and plumbing and electrical damage. Most electrical cables have been stolen including the main municipal supply to the property. Multiple missing ceiling boards and general damage. The entrance driveway concrete is also in poor 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.

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SITE LAYOUT



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AERIALS



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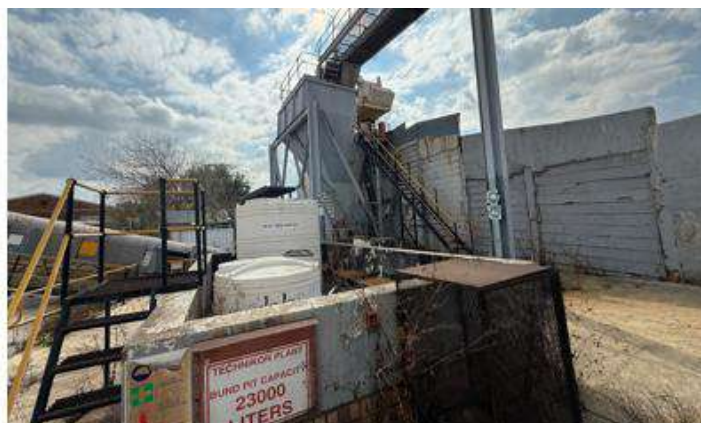
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SITE PHOTOGRAPHS



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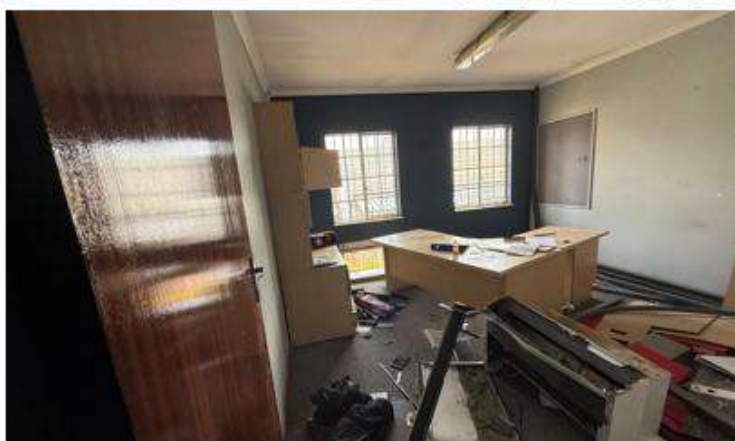
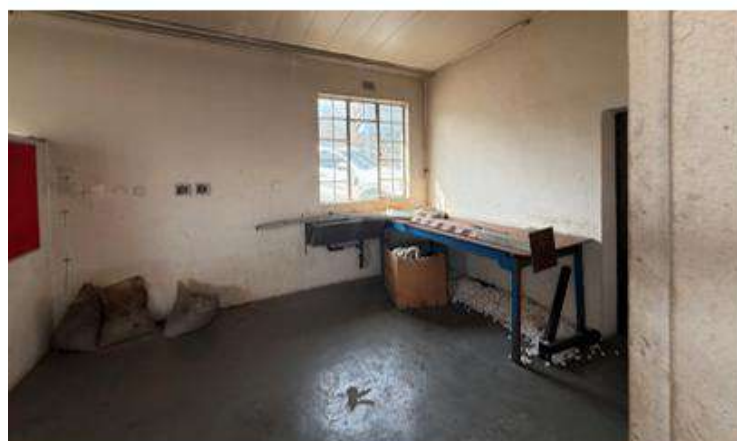
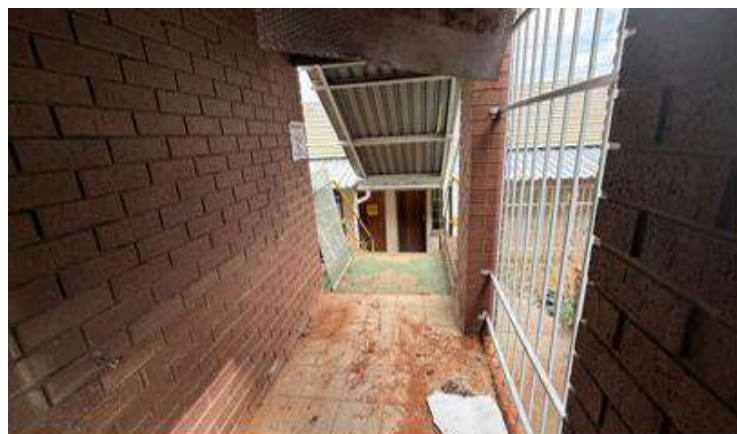
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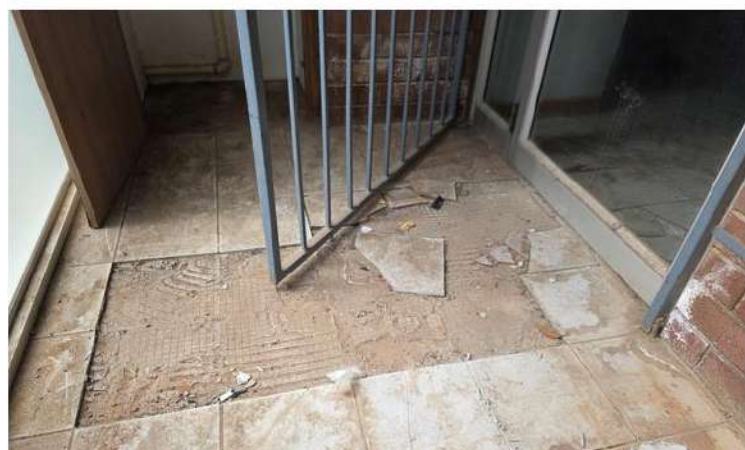
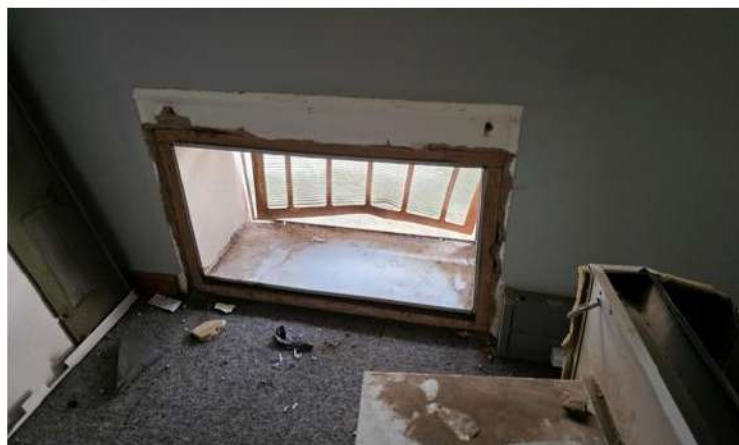
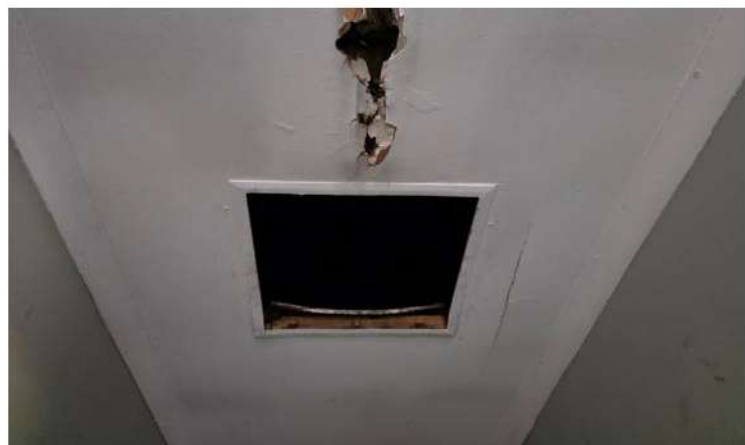
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DAMAGE



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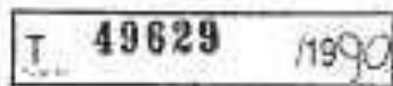
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TITLE DEED



DEED OF TRANSFER NO.

BE IT HEREBY MADE KNOWN

THAT LYNN MARGARETE CRESSWELL appeared before me,
REGISTRAR OF DEEDS at JOHANNESBURG she the said appears
being duly authorised thereto by a Power of Attorney
signed at JOHANNESBURG on the 3rd day of DECEMBER, 1990
and granted to her by:

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2.

PIONEER READY MIXED CONCRETE (WEST RAND)
(PROPRIETARY) LIMITED

(No. 68\06087\07)

AND the Appearer declared that she said:-

PIONEER READY MIXED CONCRETE (WEST RAND)
(PROPRIETARY) LIMITED

had truly and legally sold and that she in her capacity
aforesaid did by these presents cede and transfer in full
and free property to and on behalf of:-

PIONEER READY MIXED CONCRETE (PROPRIETARY) LIMITED

(No. 61\01532\07)

- WHITE GROUP -

its successors in title or assigns:-

ERF 33 TECHNIKON TOWNSHIP;
Registration Division I.Q. Transvaal;

Measuring 4283 (FOUR THOUSAND TWO HUNDRED AND EIGHTY
THREE) Square Metres;

Held by Deed of Transfer No. F16091\1968.

SUBJECT to the following conditions:-

- A. All rights to minerals and precious stones including
all rights which may be or become vested in the
freehold owner to share in any proceeds which may
accrue to the State from the disposal of the
undermining rights of the township, and also the
share of claim licence moneys and any share of rental
or profits which may accrue to any owner under any
mining lease granted in respect of the land covered
by the township, and the like are reserved by "DIE

Ans

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MUNICIPAL ACCOUNTS



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COPY OF TAX INVOICE

PIONEER READY MIXED CONCRETE
PO Box 63676
WELTEVREDENPARK
1725

You can contact us in the following ways

Phone:
Tel: 0880 56 28 74
Fax: (011) 358-3408/9

Correspondence:
P O BOX 5000
JOHANNESBURG
2000

E-mail:
joburgconnect@joburg.org.za

VAT NO: CITY OF JOHANNESBURG: 4760117194
VAT NO: JOHANNESBURG WATER: 4270191077

VAT NO: PINKUP: 4790191292
VAT NO: CITY POWER: 4710191182

Date	2025/09/05
Statement For	September 2025
Physical Address	17 NICKEL STREET
Stand No./Portion	00000033 - 00000 - 00
Township	TECHNIKON

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
4283 m2	1	2023/07/01	C1	Market Value R0.00	Region C WARD 84

Invoice Number: 34006561895
Client VAT Number: 9999999999

Next Reading Date: 2025/09/22
Deposit: R 0.00

Account Number: 300026828

PIN CODE: 300151

Previous Account Balance
Less: Incoming Payment (Last Payment Made 2025/08/18)
Sub Total
Current Charges (Excl. VAT)
VAT @ 15%

2,870.17
-2,870.17
0.00
2,495.80
374.37

90 DAYS+	60 DAYS	30 DAYS	CURRENT	INSTALLMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	Due Date
0.00	0.00	0.00	2,870.17	0.00	2,870.17	2,870.17	2025/09/22

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.
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

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Account Number: 300026828

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Township Industrial Dev R 0.00 X R 0.0238620 / 12 (Billing Period 2025/09) VAT: 0 %		0.00 0.00	0.00

Johannesburg Water Water & Sanitation	VAT 4270191077	Sub - Total	Total Amount
(Period = 2025/08/08 to 2025/09/05 = 29 days) Water charge @ R 1380.8 Sewer availability charge (Billing Period 2025/09) VAT: 15.00%		1,380.87 1,065.99 367.03	2,813.89

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
City cleaning levy VAT: 15.00%		0.00 0.00	0.00

City of Johannesburg Sundry	VAT 4760117194	Sub - Total	Total Amount
Surcharge on business services, excluding property rates VAT: 15.00%		48.94 7.34	56.28

Current Charges (Including VAT)
2,870.17
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COPY OF TAX INVOICE

Technikon AfriSam SA (Pty) Ltd
PO Box 6367
WELTEVREDENPARK
1715

You can contact us in the following ways

Phone:
Tel: 0860 56 28 74
Fax: (011) 358-3408/9

Correspondence:
P O BOX 5000
JOHANNESBURG
2000

E-mail:
joburgconnect@joburg.org.za

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Stand No./Portion	00000032 - 00000 - 00
Township	TECHNIKON

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
4283 m2	1		U1	Market Value R0.00	Region C WARD 84

Invoice Number: 178006811734
Client VAT Number: 4710234701

Next Reading Date: 2025/09/17
Deposit: R 3,478.00

Account Number: 220008767

PIN CODE: 830916

Previous Account Balance
Less: Incoming Payment (Last Payment Made 2025/08/18)
Sub Total
Current Charges (Excl. VAT)
VAT @ 15%

69,315.36
-69,315.36
0.00
43,715.55
6,557.33

90 DAYS+	60 DAYS	30 DAYS	CURRENT	INSTALLMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due
0.00	0.00	0.00	50,272.88	0.00	50,272.88	50,272.88
						Due Date
						2025/09/17

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Account Number: 220008767

City Power Electricity	VAT 4710191182	Sub - Total	Total Amount
(Reading period = 2025/08/05 to 2025/09/02 = 29 days)			
Meter: 63034664; Register: 1; Multiply factor: 1; Start reading: 611,812.729;			
End reading: 621,247.484; Difference: 9,434.754; Consumption: 9,434.754;			
Units: kWh; Type: Estimated Readings.			
Daily average consumption 325.336 kWh			
Charges for 9,434.754 kWh are based on a sliding scale for a 29 day period			
Step 1 443.532 kWh @ R 3.6544 (Billing Period 2025/09) Step 2 443.532 kWh @ R 3.9785 Step 3		37,975.15	
887.063 kWh @ R 4.1561 Step 4 887.064 kWh @ R 4.2997 Step 5 6,122.891 kWh @ R 4.4242			
Step 1 32.854 kWh @ R 3.4907 (Billing Period 2025/09) Step 2 32.854 kWh @ R 3.8315 Step 3 65.709		2,728.23	
kWh @ R 4.0179 Step 4 65.708 kWh @ R 4.1644 Step 5 453.548 kWh @ R 4.2995			
Service charge		816.85	
Network charge		783.16	
Network Surcharge kWh		566.09	
VAT: 15.00%		6,430.42	49,299.90

City of Johannesburg Sundry	VAT 4760117194	Sub - Total	Total Amount
Surcharge on business services, excluding property rates		846.07	
VAT: 15.00%		126.91	972.98

Current Charges (Including VAT)

50,272.88

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, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

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

WWW.WHAUCTIONS.COM

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COPY OF TAX INVOICE

PIONEER READY MIXED CONCRETE
PO Box 63676
WELTEVREDENPARK
1725

You can contact us in the following ways

Phone:

Tel: 0860 56 28 74
Fax: (011) 358-3408/9

Correspondence:

P O BOX 5000
JOHANNESBURG
2000

E-mail:

joburgconnect@joburg.org.za

VAT NO: CITY OF JOHANNESBURG: 4760117194
VAT NO: JOHANNESBURG WATER: 4270191077

VAT NO: PIKITUP: 4790191292
VAT NO: CITY POWER: 4710191182

Date	2025/09/05
Statement For	September 2025
Physical Address	15 NICKEL STREET
Stand No./Portion	00000032 - 00000 - 00
Township	TECHNIKON

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
4283 m2	1	2023/07/01	C1	Market Value R3,403,000.00	Region C WARD 84

Invoice Number: 34006561882
Client VAT Number: 9999999999

Next Reading Date: 2025/09/22
Deposit: R 0.00

Account Number: 300026779

PIN CODE: 300115

Previous Account Balance
Less: Incoming Payment (Last Payment Made 2025/08/18)
Sub Total
Current Charges (Excl. VAT)
VAT @ 15%

6,766.87
-6,766.87
0.00
6,766.87
0.00

90 DAYS+	60 DAYS	30 DAYS	CURRENT	INSTALLMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	Due Date
0.00	0.00	0.00	6,766.87	0.00	6,766.87	6,766.87	2025/09/22

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.
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

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Directors: S. Winterstein, P. Narasimany, N. Hunsraj

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

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Account Number: 300026779

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Township Industrial Dev R 3,403,000.00 X R 0.0238620 / 12 (Billing Period 2025/09) VAT: 0 %		6,766.87 0.00	6,766.87

Current Charges (Including VAT)

6,766.87

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Directors: S. Winterstein, P. Narasamy, N. Hunsraj

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TAX INVOICE

PIONEER READY MIXED CONCRETE
PO Box 6367
WELTEVREDENPARK
1725

You can contact us in the following ways

Phone: Tel: 0860 56 28 74 Fax: (011) 358-3408/9
Correspondence: P O BOX 5000 JOHANNESBURG 2000

E-mail: joburgconnect@joburg.org.za

VAT NO: CITY OF JOHANNESBURG: 4760117194 VAT NO: JOHANNESBURG WATER: 4270191077
VAT NO: PIKITUP: 4790191292 VAT NO: CITY POWER: 4710191182

Date	2025/09/05
Statement for	September 2025
Physical Address	15 NICKEL STREET
Stand No./Portion	00000032 - 00000 - 00
Township	TECHNIKON

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
4283 m2	1		C1	Market Value R 0.00	Region C WARD 84

Invoice Number: 58006508431
Client VAT Number: 4730110089

Next Reading Date: 2025/09/22
Deposit: R 0.00

Account Number: 330004451

PIN CODE: 390974

Previous Account Balance
Less: Incoming Payment (Last Payment Made 2025/08/18)
Sub Total
Current Charges (Excl. VAT)
VAT @ 15%

3,287.68
- 3,287.68
0.00
2,858.85
428.83

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	
0.00	0.00	0.00	3,287.68	0.00	3,287.68	Due Date	2025/09/22

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.
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Account Number: 330004451

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse removal: 5-bin @ R 495.97 X 1 (Billing Period 2025/09)		2,479.85	
City cleaning levy		379.00	
VAT: 15.00%		428.83	3,287.68

Current Charges (Including VAT)

3,287.68

The way auctions should be.

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TAX INVOICE

ALPHA STONE & READYMIX
PO Box 6367
WELTEVREDENPARK
1725

You can contact us in the following ways

Phone:
Tel: 0860 56 28 74
Fax: (011) 358-3408/9

Correspondence:
P O BOX 5000
JOHANNESBURG
2000

E-mail:
joburgconnect@joburg.org.za

VAT NO: CITY OF JOHANNESBURG: 4760117194 VAT NO: PIKITUP: 4760181292
VAT NO: JOHANNESBURG WATER: 4270191077 VAT NO: CITY POWER: 4710181162

Date	2025/08/18
Statement for	August 2025
Physical Address	15 NICKEL STREET
Stand No./Portion	00000032 - 00000 - 00
Township	TECHNIKON

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
4283 m2	1		C1	Market Value R 0.00	Region C WARD 84

Invoice Number: 600002639343
Client VAT Number: 9999999999

Next Reading Date: 2025/09/02
Deposit: R 44,743.28

Account Number: 440016562

PIN CODE: 760529

Previous Account Balance
Less: Incoming Payment (Last Payment Made 2025/07/19)
Sub Total
Current Charges (Excl. VAT)
VAT @ 15%

15,984.30
- 15,984.30
0.00
63,413.79
9,512.07

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	72,925.86
0.00	0.00	0.00	72,925.86	0.00	72,925.86	Due Date	2025/09/02

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Account Number: 440016562

Johannesburg Water Water & Sanitation	VAT 4270191077	Sub - Total	Total Amount
(Reading period = 2025/06/20 to 2025/07/22 = 33 days) Meter: 2264696; Register: 1; Multiply factor: 1; Start reading: 1,190.000; End reading: 1,663.000; Difference: 473.000; Consumption: 473.000; Units: KL; Type: Actual Readings. Meter: 23045882; Register: 1; Multiply factor: 1; Start reading: 516.000; End reading: 565.000; Difference: 49.000; Consumption: 49.000; Units: KL; Type: Actual Readings. Daily average consumption 15.818 KL Charges for 522.000 KL are based on a sliding scale for a 33 day period Step 1 157.666 KL @ R 62.050 (Billing Period 2025/08) Step 1 200.000 KL @ R 68.260 (Billing Period 2025/08) Step 2 115.333 KL @ R 72.010 Demand Management Levy Step 1 16.333 KL @ R 62.050 (Billing Period 2025/08) Step 1 32.666 KL @ R 68.260 (Billing Period 2025/08) Demand Management Levy Charges for 522.000 KL are based on a sliding scale for a 33 day period Sewer monthly charge based on Water 157.666 units (Billing Period 2025/08) Sewer monthly charge based on Water 315.333 units (Billing Period 2025/08) Sewer monthly charge based on Water 16.333 units (Billing Period 2025/08) Sewer monthly charge based on Water 32.666 units (Billing Period 2025/08) VAT: 15.00%			
		9,783.22	
		21,957.15	
		367.86	
		1,013.48	
		2,229.83	
		367.86	
		7,315.73	
		16,665.37	
		757.87	
		1,726.43	
		9,327.73	71,512.53

City of Johannesburg Sundry	VAT 4760117194	Sub - Total	Total Amount
Surcharge on business services, excluding property rates VAT: 15.00%		1,228.99 184.34	 1,413.33

Current Charges (Including VAT)

72,925.86

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ZONING CERTIFICATE

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REQUESTED BY:			
TOWN PLANNING SCHEME: CITY OF JOHANNESBURG LAND USE SCHEME, 2018			
NAME OF APPLICANT:			
ERF / HOLDING / FARM PORTION: 32 (4283 M ²)			
TOWNSHIP NAME / HOLDING NAME / FARM NAME: TECHNIKON			
STREET NAME AND NUMBER: 15 NICKEL STREET			
ZONING INFORMATION			
USE ZONE: Residential 1			
HEIGHT ZONE: A (REFER TO TABEL 4)			
FLOOR AREA RATIO:	REFER TO TABLE 6		
COVERAGE:	REFER TO TABLE 5		
DENSITY: 1 Dwelling per — m ²			
BUILDING LINE: REFER TO TABL 7			
PARKING: AS PER SCHEME			
AMENDMENT SCHEME APPLICABLE: N/A			
SERVED BY: NONCEBA			DATE: 2020-10-08

The Town Planning Scheme is open for inspection at the 8th floor, 158 Civic boulevard (previously 158 Loveday street) between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the Town Planning Scheme. Whilst the utmost is done to ensure accuracy, the City of Johannesburg does not accept responsibility for any incorrect information given on this form.

The applicant's attention is drawn to the general provisions of the Town Planning Scheme.

It should be noted that the provisions of the Town Planning Scheme do not override any restrictive conditions that may be contained in the Title Deeds.

PLEASE NOTE:

No information will be given telephonically due to the technical and interpretive complications.

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

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		ZONING INFORMATION NOTE PAD	
REQUESTED BY:			
TOWN PLANNING SCHEME: CITY OF JOHANNESBURG LAND USE SCHEME, 2018			
NAME OF APPLICANT:			
ERF / HOLDING / FARM PORTION: 33 (4283 M ²)			
TOWNSHIP NAME / HOLDING NAME / FARM NAME: TECHNIKON			
STREET NAME AND NUMBER: 17 NICKEL STREET			
ZONING INFORMATION			
USE ZONE: Residential 1			
HEIGHT ZONE: A (REFER TO TABEL 4)			
FLOOR AREA RATIO:	REFER TO TABLE 6		
COVERAGE:	REFER TO TABLE 5		
DENSITY: 1 Dwelling per -- m ²			
BUILDING LINE: REFER TO TABL 7			
PARKING: AS PER SCHEME			
AMENDMENT SCHEME APPLICABLE: N/A			
SERVED BY: NONCEBA		DATE: 2020-10-08	

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

	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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 Directors: S. Winterstein, P. Narasimany, N. Hunsraj

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ADDITIONAL INFORMATION

The property requires maintenance, there is damages to the walls, windows, taps and the floors. The offices have been badly vandalised with many air-conditioning units having been stolen and plumbing and electrical damage. Multiple missing ceiling boards and general damage. The entrance driveway concrete is also in poor condition.
. The property is sold Voetstoots.

ADDITIONAL INFORMATION
The property has been vandalized. All Electrical cables / wires have been stolen including the municipal supply to the property.
The office floor tiles have come loose.

Signed on Behalf of Seller at Technikon on 12 September 2025

Signed on Behalf of Seller at _____ on _____ 2025

Signed on Behalf of Agent at _____ on _____ 2025

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Directors: S. Winterstein, P. Narasamy, N. Hunsraj

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