



PROPERTY AUCTION

Residential Property

Pimville Zone 5, Soweto

Erf size – 473 m²

3 Moroka Street, Pimville Zone 5, Pimville, 1809
Erf 5889 Pimville Zone 5 City of Johannesburg Gauteng

INSOLVENT DECEASED ESTATE

Duly Instructed by the Executors/Administrators of Deceased Estate - NA NGHALALUMA (Executorship Ref 018662/2013)



BID ONLINE VIA WEBCAST

WH Auctioneers Properties (PTY) Ltd
578 16th Road, Randjespark, Midrand
Tel: 0115745700

www.whauctions.com

Auction Date & Time:

Tuesday, 25th November 2025 @ 13h00

Venue:

Via Online webcast

Auctioneer:

Joshua Pelkowitz

Prepared by:

Contact for further info:

Colidence Makgwale

Cell: 071 333 1842

Email: Colidencem@wh.co.za

(FFC Number - 202401071766017)

Joshua Pelkowitz

Cell: 072 536 5482

Email: Joshuap@wh.co.za

(FFC Number - 2023332289)



AUCTION GUIDELINES

Auction Date & Venue: **Tuesday, 25th November 2025 @ 1pm** 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: 5% (Excl. VAT) of the hammer price

Deposit payable: 15.75% 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 15.75% is payable on the fall of the hammer. This percentage is made up of the commission payable by the successful bidder of 5% plus VAT (namely 5.75%) 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

Colidence Makgwale: 071 333 1842

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 5% plus VAT over and above the bid price
- 15.75% 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, RANDJES PARK, 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



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

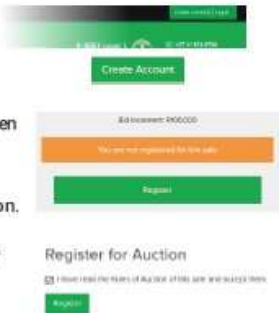
Once approved you'll be able to bid online. Your bid amount excludes VAT & Fees. You can place pre-bids or Autobids (to let the system bid for you up to your amount) or you can bid during the auction closing.
- 5

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.

whauctions.com
Office: 011 574 5700 • info@whauctions.com

AUCTIONEERS

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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.



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.



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 auctioneer's 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.





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GENERAL

Property Address: 3 Moroka St, Pimville Zone 5, Pimville, 1809
 Erf & Suburb & City: Erf 5889 PIMVILLE ZONE 5 CITY OF JOHANNESBURG GAUTENG

TITLE DEED INFORMATION

Title Deed No. TL2168/1986
 Erf Size: 473 m²

LOCALITY

Pimville is a historic township within Soweto, Johannesburg, South Africa, named after James Howard Pim, a city councillor. It's known for its diverse housing, ranging from original council houses to informal settlements, and its proximity to the University of Johannesburg - Soweto Campus. Pimville also holds cultural significance as part of Soweto, a township that played a key role in the anti-apartheid struggle.



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DESCRIPTION OF IMPROVEMENTS

Due to lack of access on date of inspection, based on experience with similar properties, the subject property consists of a 473m2 residential single storey property in Pimville Zone 5, Soweto. We assume improvements include:

- 2-3 Bedrooms
- 1-2 Bathroom
- Kitchen
- Living Room / Lounge
- Dining Room
- Double Garage
- Spacious yard

Condition

Unknown due to lack of access, but we assume general repairs and maintenance required.

Site Layout



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PROPERTY PHOTOGRAPHS



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MUNICIPAL ACCOUNT



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 -4790117194
VAT NO. : JOHANNESBURG WATER -4270191077
VAT NO. : PIKITUP -4790191292
VAT NO. : CITY POWER -4710191182

NGHALALUMA AA
4999 MOKOKA STREET
PIMVILLE ZONE 5
1809

Date	2025/06/09
Statement for	June 2025
Physical Address	5 MOKOKA STREET
Stand No./Portion	00005889 - 00000
Township	PIMVILLE ZONE 5

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
473 m2	1	2023/07/01	D1	Market Value R 1,152,000.00	Region D WARD 22
Invoice Number	: 100006247338		Group :	Next Reading Date	:
Client VAT Number	:			Deposit Paid	: R 0.00
Account Number 403463693				(PIN Code:766369)	

Previous Account Balance	98,311.24
Sub Total	98,311.24
Interest on Arrears	100.22
Current Charges (Excl. VAT)	1,109.39
VAT @ 15%	166.41

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding	Total Due
93,401.53	2,656.61	2,253.10	1,376.02	0.00	99,687.26	99,687.26
						Due Date
						2025/06/24

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 : 2025/06/09 A A NGHALALUMA
Acc. No. : 403463693 - 5 MOKOKA STREET, , PIMVILLE ZONE 5

EasyPay >>>> 91115 4034636938
SAPO 0146 403463693
>>>> 51600880011159 40346369308

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 403463693

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Account Number 403463693			
Johannesburg Water			
Water & Sanitation	VAT No. 4270191077	Amount	Sub Total
[Period = 2025/05/10 to 2025/06/09 = 31 days]			
Water charge @ R 484.94		484.94	
Sewer availability charge (Billing Period 2025/06)		317.45	
VAT: 15.00% (Total Amount: 802.39)		120.36	922.75
City Power			
Electricity	VAT No. 4710191182		
Unbilled Electricity: Eskom supply		0.00	
VAT: 15.00%		0.00	0.00
City of Johannesburg			
Property Rates	VAT No. 4760117194		
Category of Property: Property Rates Residential			
R 1,152,000.00 X R 0.0091250 / 12 (Billing Period 2025/06)		876.00	
Less rates on first R300 000.00 of market value		- 228.13	
Less phase-in rebate		0.00	
Less owner rebate		- 647.87	
VAT: 0 %		0.00	0.00
PIKITUP			
Refuse	VAT No. 4790191292		
Refuse Residential		307.00	
VAT: 15.00% (Total Amount: 307.00)		46.05	353.05
Current Charges (Incl. VAT)			1,275.80

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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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	

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I am aware that a structure on the Property has been earmarked as a historic structure or heritage site.		X	
ADDITIONAL INFORMATION			
Unknown due to lack of access, assume general repairs and maintenance required			

Signed on Behalf of Seller at _____ on _____ 2025

Signed on Behalf of Agent at _____ on _____ 2025

Signed on Behalf of Purchaser at _____ on _____ 2025

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