



FOR SALE

1.5 Bedroom 1 Bathroom – Flat
SS Unison, Sunnyside, Pretoria
Unit Size – 77m²

465 SPUY STREET I Sunnyside, Pretoria, 0002

Sect 79 and Sect 106 of plan 72/1980 known as UNISON Situated at Erf 1202 SUNNYSIDE (PTA) CITY OF TSHWANE METROPOLITAN MUNICIPALITY GAUTENG

INSOLVENT ESTATE

Duly Instructed by the Executors/Administrators of Sequestration Order – MJ Mojapelo (Case No. 2022/026064)



BID LIVE ONLINE VIA WEBCAST

Contact for further information:

Andile Malapela

Cell: 071 662 2097

Email: andilem@wh.co.za

(Property Practitioner – Certificate Number 202401071763747)

Joshua Pelkowitz

Cell: 072 536 5482

Email: joshuap@wh.co.za

(Property Practitioner – Certificate Number 2023332289)

Viewing/Show day(s):

BY APPOINTMENT

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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 upon signing the offer.
- 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

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Registered with PPRA

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GENERAL

Property Address: 465 Spuy St, Sunnyside, Pretoria, 0002

Erf & Suburb & City: Sect 79 of plan 72/1980 known as Unison Situated at Erf 1202 Sunnyside (PTA) City of Tshwane Metropolitan Municipality Gauteng.

TITLE DEED INFORMATION

Title Deed No. ST71753/2011

Unit Size: 77m²

LOCALITY

Sunnyside is one of the oldest suburbs of the city of Pretoria, South Africa. The well-established area is situated east of Nelson Mandela drive (and the Apies River), adjacent to Pretoria Central.



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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 77m² flat in SS Unison, Sunnyside, Pretoria. Improvements include:

- 1.5 bedrooms
- 1 bathroom
- Kitchen
- Open Plan Living room/Lounge

Condition

Unknown due to lack of access but we can assume general maintenance will be required.

Disclaimer

A structural survey of the building 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. We have not received nor had site of building plans. Neither the Seller nor the Auctioneer warrant the availability of any buildings plans and the property is not being sold subject to the provision of such plans.

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SITE PHOTOGRAPHS



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MUNICIPAL ACCOUNT



Tel: 012 358 9999
Fax: 012 359 6111
E-mail: customercare@tshwane.gov.za
Address: P O Box 408| Pretoria | 0001

COPY TAX INVOICE: 850007765050
CITY OF TSHWANE VAT REG NO 4000142267

Issued: 11/09/25

MOJAPPELO, J M
465 SPUY STREET
SUNNYSIDE
0002

Account No.

5009758948

8305175409080 /

Page no. 1 of 2

Account for P09	Stand no. 01202	Township SUNNYSIDE	Days
Address UNISON ; ; 465 SPUY STREET	Sectional title scheme SS UNISON	Unit no. S0079	
Meter reading unit 0902905A	Group account	Deposit date	Guarantee date
		0.00	0.00
Giskey: 066001202		BP: 1331194	

DATE	DETAILS	AMOUNT (R) (excluding VAT)	VAT (R)	AMOUNT (R) (including VAT)
13/08/25	Balance Brought Forward	789,26-	0,00	789,26-
25/08/25	Payment (Thank You)	300,00-	0,00	300,00-
11/09/25	Sub Total (A)	1.089,26-	0,00	1.089,26-
11/09/25	Miscellaneous Charges	388,74	58,32	447,06
11/09/25	Property Rates	156,26	0,00	156,26
11/09/25	Waste Management	194,37	29,16	223,53
	VAT 14% on services of R 0.00		0,00	
	VAT 15% on services of R 583.11		87,48	
	Total Current Levy (B)	739,37	87,48	826,85
	TOTAL AMOUNT PAYABLE (A+B)	349,89-	87,48	262,41-

30-90 Days	90+ Days	Total charge (excluding VAT)	Total VAT	Total charge (including VAT)
0,00	0,00	349,89-	87,48	262,41-
OVERDUE AMOUNT	DUE DATE	IMMEDIATELY		1.089,26-
CURRENT ACCOUNT	DUE DATE	11/09/25	AMOUNT PAYABLE	826,85
Name MOJAPELO, J M		Final date for payment 11/09/25	Account no 5009758948	262,41-
EasyPay >>>>> 9 1945 5009758948 5 Post Office >>>>> 0247 5009758948				

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**Account No.**

5009758948

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LEVIES



UNISON (VM) Body Corporate
Reg No: SS 72/1980
Email: unison@hkadmin.co.za
Contact No.: 012 88 44 840 / 1 / 2

ADDRESS
P O BOX 28456
SUNNYSIDE
0132

MJ MOJAPELO
0604 UNISON,
89 VLOK STREET,
SUNNYSIDE,
2

Door No 604
Reference: 2155-00604-01
Tel: 27721373230
Email: mmmojapelo@gmail.com

STATEMENT

DATE
2025-10-10

Date	Source	Description	Debit	Credit	Cumulative
2025-07-01		Balance b/f	295535.98	0	295 535.98
2025-07-01	Invoice	INV04024	2004.78	0	297 540.76
2025-07-21	Journal Batch 130	Interest on arrears balance of R 297 540.76 as at 2025-07-21 (20.00% p.a.). Exempt from interest.	0.00	0	297 540.76
2025-08-01	Invoice	INV04128	2004.78	0	299 545.54
2025-08-19	Journal Batch 131	Interest on arrears balance of R 299 545.54 as at 2025-08-19 (20.00% p.a.). Exempt from interest.	0.00	0	299 545.54
2025-09-01	Invoice	INV04221	2004.78	0	301 550.32
2025-09-19	Journal Batch 132	Interest on arrears balance of R 301 550.32 as at 2025-09-19 (20.00% p.a.). Exempt from interest.	0.00	0	301 550.32
2025-10-01	Invoice	INV04313	2004.78	0	303 555.10

120+ days	90+ days	60+ days	30+ days	Current
295 535.98	2 004.78	2 004.78	2 004.78	2 004.78
BANKING DETAILS Bank Name: ABSA Account Number: 1420400191 / 4048904868 Branch Code: 632005				Total Due R 303 555.10
Reference: 2155-00604-01 Account Holder: HUURKOR ADMIN (PTY) LTD Account Type: TRUST Branch Name: UNIVERSAL				

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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
Unknown due to lack of access but we can assume general maintenance will be 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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