



AUCTIONEERS

PROPERTY AUCTION

Large Industrial Facility - Ga-Rankuwa

Warehousing, Offices & Yard

Land Size 9541m², GLA ±5 200m²

Ga-Rankuwa Industrial, Pretoria

224 MAIN STREET | Ga-Rankuwa Industrial Township, Ga-Rankuwa, 0208
Erf 224 Ga-Rankuwa Industrial City Of Tshwane Metropolitan Municipality Gauteng

LIQUIDATON

Duly Instructed by the Executors/Administrators of the Liquidation – Mevardin Investment (Pty) Ltd (Case No. G779/2025)



BID LIVE ONLINE VIA WEBCAST

Tshepo Tlhabanelo

Cell: 079 157 5111

Email: tshepot@wh.co.za

Andile Malapela

Cell: 071 662 2097

Email: andilem@wh.co.za

Auction Date:

Thursday 20th of November 2025 @ 12pm

Venue:

online bidding via webcast @ www.whauctions.com

Viewing :

By Appointment

1. GUIDELINE OF THE AUCTION

Auction Date & Venue: online Thursday 20th 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 R50 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: R50 000.00 (Refundable to unsuccessful bidders)

Buyer's Premium: 7,5% (Excl. VAT) of the hammer price

Deposit: 18,625% 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. (7,5%) R 75 000-00

VAT on the Buyer's Premium R 11 250-00

Total Purchase Price R 1 086 250-00

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 18,625% is payable on the fall of the hammer. This percentage is made up of the commission payable by the successful bidder of 7,5% plus VAT (namely, 8,625%) 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

Andile Malapela: 063 500 0422

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. Narasamy, N. Hunsraj

578 16TH ROAD, RANDJESPAK, 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 the PPRA.

TERMS OF THE SALE

- The properties are sold Voetstoots and NOT SUBJECT TO VACANT OCCUPATION
- PURCHASER'S commission of 7,5% plus VAT over and above the bid price
- 18,625% 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

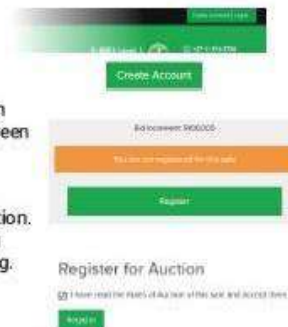
Webcast Auctions at www.whauctions.com

- 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.

**BID!
NOW!**
REGISTER ONLINE

whauctions.com

Office: 011 574 5700 • info@whauctions.com



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2. GENERAL

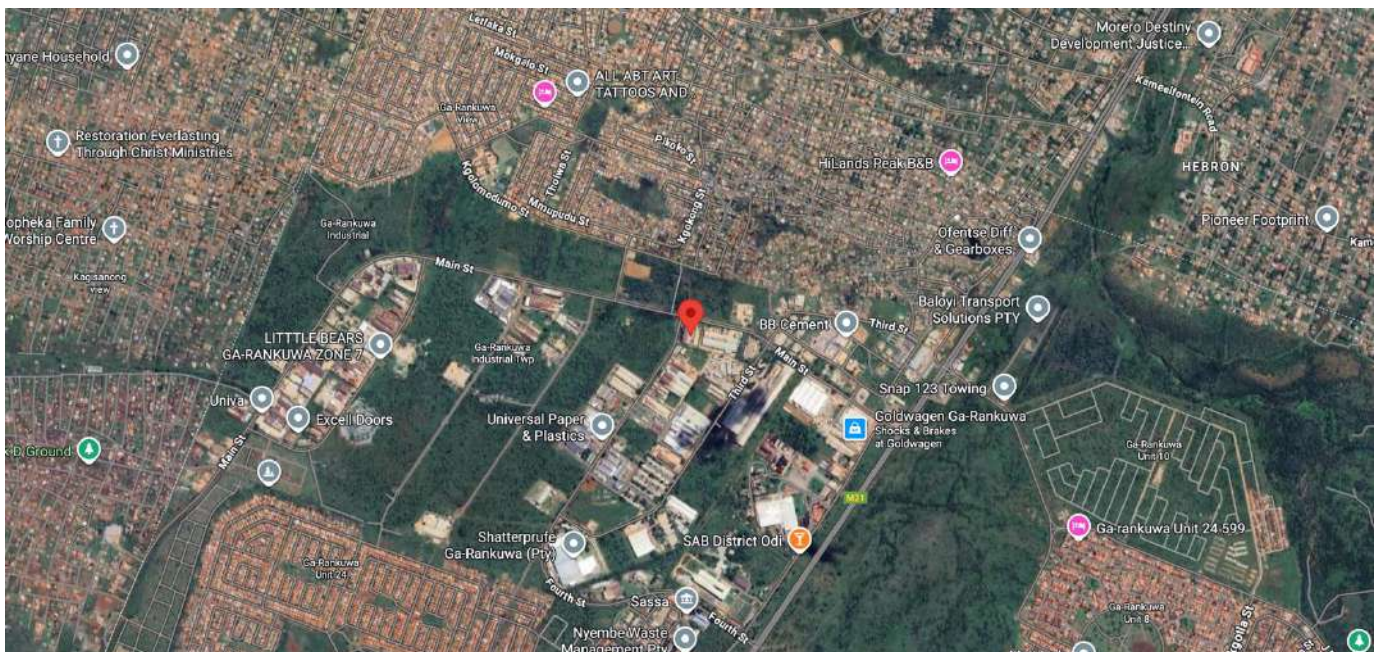
Property Address: 224 Main Street I Ga-Rankuwa Industrial Township, Ga-Rankuwa, 0208
Erf & Suburb & City: Erf 224 Ga-Rankuwa Industrial City Of Tshwane Metropolitan Municipality

3. TITLE DEED INFORMATION

Municipality: City Of Tshwane
Title Deed No. T98222/2015
Erf Size: 9541m² (according to Lightstone)
Zoning: Industrial

4. LOCALITY

The Ga-Rankuwa Industrial Park is an area near Pretoria, South Africa, that hosts manufacturing and commercial businesses, with a focus on attracting investment and creating jobs through the revitalization efforts of the Department of Trade and Industry (dti). It contains around 283 developed units, and the revitalization aims to boost the local economy by supporting the manufacturing sector and creating employment opportunities, although the park has historically faced challenges like theft and vandalism.



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5. DESCRIPTION OF IMPROVEMENTS

The subject property comprises an industrial facility. The property measures approximately 9541m² with approximately 5 200m² of Gross Lettable Area (GLA) – this has been measured on Lightstone and includes buildings without roofs. The property is completely vacant and secured with 24 hour security.

Warehouse

The majority of the site has been vandalised with industrial warehousing. In summary the improvements consist of the following:

- C-Grade warehousing
- Steel mezzanine
- Concrete flooring
- Corrugated steel and brickwork walls
- Corrugated Steel roofs
- Roller shutter doors for access
- Storeroom

Access to the warehouses is gained via numerous roller shutter doors. There is sufficient provision and space for trucks to access the warehouse.

The condition of the warehousing is in a poor condition. Electrical wiring and plumbing has been stripped badly. The roof is almost completely stripped.

Offices

There is a single storey office block next to the warehouse. Accommodation includes:

- Reception areas
- Offices
- Boardroom
- Storage rooms
- Kitchens
-

The condition of the offices is in a poor condition and badly vandalized.

Guardhouse

- Office
- Toilet

Electricity & Water Services

Electricity and plumbing has been vandalised/stripped on site.

Yard & Parking

There is a spacious yard. The yard surface is concrete.

Site Access and Security

Access is gained to the site directly off Main Street. The property is secured by 24-hour on-site security.

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Industrial Facility
Ga-Rankuwa Industrial, Ga-Rankuwa



OVERALL CONDITION

The property has been completely vandalised – roofs have been removed and stripped. all wiring and electricals have been stripped. The entire properties needs to be completely restored.

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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6. ZONING AND SG



Economic Development and Spatial Planning

3rd Floor | Middestad Building | 252 Thabo Sehume Street | Pretoria | 0002
PO Box 440 | Pretoria | 0001
Tel: 012 358 7988
Email: geoinfoservice@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane
Generated by: TSHWANE\BemicaS

Date 2025/09/11

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF THE TSHWANE LAND USE SCHEME, 2024 (TLUS)

PROPERTY LIS KEY (GIS KEY): 035100224

ZONING KEY: 035100224

SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: Erf 224 GA-RANKUWA INDUSTRIAL (5913 A20745)

The following zoning information must be read with the **Clauses and Schedules of the Tshwane Land Use Scheme, 2024 (TLUS)**.

A. USE ZONE 10: INDUSTRIAL 1

USES PERMITTED IN TERMS OF TABLE B (COLUMN 3) OF THE TLUS	USES WITH CONSENT USE IN TERMS OF TABLE B (COLUMN 4) OF THE TLUS	USES NOT PERMITTED IN TERMS OF TABLE B (COLUMN 5) OF THE TLUS
Access Control Auto Body Repair Centre Business Buildings Cafeteria Commercial Use Control Centre Crematorium Funeral Undertaker Industry Light Industry Market Garden Micro-brewery Micro-distillery Mortuary Parking Garage Parking Site Place of Refreshment Recycling Centre Retail Industry Shops subject to Schedule 10 Solar Power Plant Transport Terminus Vehicle Sales Mart Vehicles Sales Showroom	All other uses not listed in Columns (3) and (5)	Agriculture Agricultural Industry Airport Cemetery Equestrian Centre Mining Zoo

B ANNEXURE L	Not Applicable
C MINIMUM ERF SIZE	Not Applicable
D UNITS PER HA	Not Applicable
E DENSITY	Not Applicable
F FLOOR AREA RATIO	Table C, FAR Zone 15, subject to Clause 25
G HEIGHT	Table D, Height Zone 9, subject to Clause 26

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tsweletsopete ya Ikonomi le Polane ya Sebaka • UmNyango wezokuThuthukiswa kwezomNtsho namaPlani weNdawo • Kgoro ya Thabollo ya Ikonomi le Thabaganyo ya Mafelo • Mubasho wa Mveledise ya Ekonomi na Vhupulani ha Fhethu • Ndawulo ya Nhluvukise wa Ikonomi na Vupulani bya Ndawo • Umnyango wezokuthukiswa komatsho nekukhethwa kwendawo

On request, this document can be provided in another official language.

Document Ref: 035100224_20250911_081654410_1

Page 1 of 2

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H	COVERAGE	Table E, Coverage Zone 19, subject to Clause 27
I	OTHER APPROVALS	Not Applicable
J	BUILDING LINES	Streets: Subject Clause 9 Rear and Side: Subject to Clause 12
K	SCHEDULE 5	Not Applicable
L	ATTACHED DOCUMENTS	

In case of any discrepancy on the property description of the Zoning Certificate, Annexure L, Other Approvals and Schedules 1 and 5, relevant SG diagrams should be obtained for proper interpretation.

Disclaimer: In the case of any other approval linked to this zoning certificate and numbered in row "I" the validity of this document(s) need not be relied on as the rights may have lapsed.

Kind regards

f: GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING



Kgore ya Peakanyo le Tlhabollo ya Toropokgole • Departement Stadsbeplanning en -ontwikkeling
Lefapha la Thulaganyo le Tlhabollo ya Toropo • Ndzawulo ya Nhluvukise wa Vupulani bya Derobankulu
UMnyango Wezentuthuko Yokuhlelwa Kwedolobha • City Planning and Development Department
UmNyango wekuhlelwa kweDorobha neTuthuko

2

Document Ref: 035100224_20250911_081654410_1*

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AMENDING GENERAL PLAN
OF PART OF
GA RANKUWA INDUSTRIAL TOWNSHIP

COMPRISING 25 SITES NUMBERED 224 TO 248 BEING A RELAYOUT OF
SITE NUMBERED 27 AS APPEARS ON GENERAL PLAN S.O No.Y 130/62
DISTRICT OF GDI REPUBLIC OF BOPHUTHATSWANA

SCALE 1-2000

SURVEYED IN JANUARY 1984
BY ME

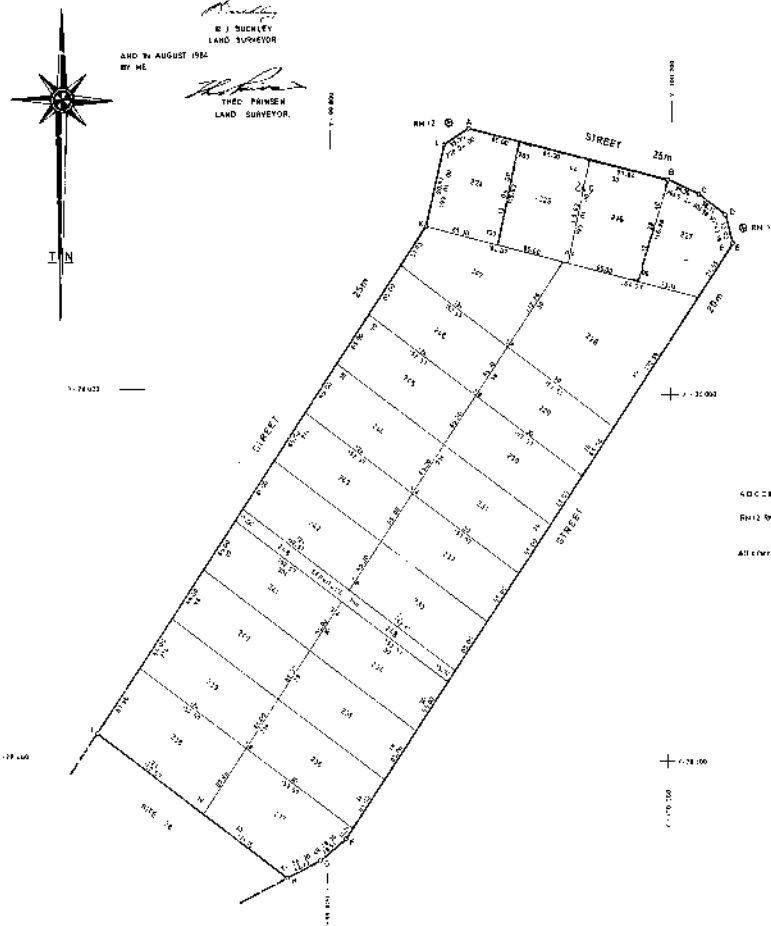
R J SUCHLEY
LAND SURVEYOR

AND IN AUGUST 1914
BY ME

THEO. PRINSEN
LAND SURVEYOR.

SEARCHING NOTE

Site JCB represents a servitude area



S.G. No. Y 291/84

SHEET 4

APPROVED



for SUPERVISOR - GENERAL

MAIN

FIGURE DATA

	SIDES MEAS.	ANGLES OF INTERSECTION
AB	736.94	293.01 00.00
BC	79.71 23	139.17 00.00
CD	18.72	304.38 00.00
DE	32.62	64.18 10.00
EF	169.38	75.38 00.00
FG	28.38	18.72 00.00
GH	62.23	64.50 30.00
HI	213.12	124.38 00.00
IJ	174.39	214.00 00.00
JA	96.91	93.04 00.00
1A	15.38	738.04 00.00

CO-ORDINATES

SYSTEM: UTM ZONE 32P

CONSTANT: 1000000.00

X = 0.00 Y = 0.00

MAIN

FIGURE

	X	Y
A	28 983.94	-27 771.53
B	-100 184.19	-27 765.56
C	-100 732.38	-27 780.15
D	-100 581.26	-27 780.45
E	-100 379.44	-27 780.45
F	98 692.45	-28 486.86
G	95 754.23	-28 491.13
H	99 755.60	-28 526.94
I	98 529.48	-28 570.75
J	96 931.13	-27 918.80
K	98 523.59	-27 736.23

REFERENCE

REF ID

X

Y

00	90 974.16	-27 785.80
01	92 828.63	-28 487.77

TRIGONOMETRIC BEACONS

BEACON

X

Y

002	39 573.34	-28 559.55
015	-52 819.62	-28 123.31

AREAS

S/E

SQUARE METERS

2A	9311
2B	6863
2C	10304/10000000
2D	5.7122/10000000
2E	9917
2F	9917
2G	9917
2H	9917
2I	9917
2J	9917
2K	9917
2L	9917
2M	9917
2N	9917
2O	9917
2P	9917
2Q	9917
2R	9917
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2HB	9917
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2HD	9917
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2HF	9917
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2HR	9917
2HS	9917
2HT	9917
2HU	9917
2HV	9917
2HW	9917
2HX	9917
2HY	9917
2HZ	9917
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2IB	9917
2IC	9917
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2IK	9917
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2IM	9917
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2IQ	9917
2IR	9917
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2IT	9917
2IU	9917
2IV	9917
2IW	9917
2IX	9917
2IY	9917
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2JG	9917
2JH	9917
2JI	9917
2JJ	9917
2JK	9917
2JL	9917
2JM	9917
2JN	9917
2JO	9917
2JP	9917
2JQ	9917
2JR	9917
2JS	9917
2JT	9917
2JU	9917
2JV	9917
2JW	9917
2JX	9917
2JY	9917
2JZ	9917
2KA	9917
2KB	9917
2KC	9917
2KD	9917
2KE	9917
2KF	9917
2KG	9917
2KH	9917
2KI	9917
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2KK	9917
2KL	9917
2KM	9917
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2KP	9917
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2KR	9917
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2TO	9917
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2TR	9917
2TS	9917
2TT	9917
2TU	9917
2TV	9917
2TW	9917
2TX	9917
2TY	9917
2TZ	9917
2UA	9917
2UB	9917

Y201/1984 - Additional Notes

ERVEN 238 & 239 CONS. Now ERF 395, S.G.No. 4196/2014
Erven 231-233 Consolidated. Now Erf 398 SG.No. 2043/2022

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. Hunsrai

578-16⁷³¹ 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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7. SITE PHOTOGRAPHS



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8. 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: 275006141569
CITY OF TSHWANE VAT REG NO 4000142267

Issued: 26/08/25

F M PRESSTOOLS & ENGINEERING BOPHUT
PO BOX 9111286
ROOSLYN
0200

Account No.

3319878380

198707020907 /

Page no. 1 of 2

Account for P24	Stand no. 00224	Township GA-RANKUWA INDUSTRIAL			Days 31
Address 224 STAND			Sectional title scheme		Unit no. 00000
Meter reading unit 2435101A	Group account	Deposit date	Deposit 0.00	Guarantee date	Guarantee 0.00
Glskey: 035100224				BP: 44133	

DATE	DETAILS	AMOUNT (R) (excluding VAT)	VAT (R)	AMOUNT (R) (including VAT)
23/07/25	Balance Brought Forward	411,569.14	0.00	411,569.14
26/08/25	Sub Total (A)	411,569.14	0.00	411,569.14
26/08/25	Miscellaneous Charges	4,032.55	0.00	4,032.55
26/08/25	Water	0.00	0.00	0.00
26/08/25	Sanitation	0.00	0.00	0.00
	VAT 14% on services of R 0.00		0.00	
	VAT 15% on services of R 0.00		0.00	
	Total Current Levy (B)	4,032.55	0.00	4,032.55
	TOTAL AMOUNT PAYABLE (A+B)	415,601.69	0.00	415,601.69

30-90 Days	90+ Days	Total charge (excluding VAT)	Total VAT	Total charge (including VAT)
10,157.80	401,411.34	415,601.69	0.00	415,601.69

OVERDUE AMOUNT	DUE DATE	IMMEDIATELY		411,569.14
CURRENT ACCOUNT	DUE DATE	18/09/25	AMOUNT PAYABLE	4,032.55

Name	Final date for payment	Account no	
F M PRESSTOOLS & ENGINEERING BOPHUT	16/09/25	3319878380	415.601.69

EasyPay >>>>> 9 1945 3319878380 1
Post Office >>>>> 0247 3319878380

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AUCTIONEERS

The way auctions should be.

Account No.

3319878380

Page no. 2 of 2

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The way auctions should be.

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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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Industrial Facility
Ga-Rankuwa Industrial, Ga-Rankuwa



ADDITIONAL INFORMATION

The condition of the warehousing is in a poor condition. Electrical wiring and plumbing has been stripped badly. The roof is stripped and noticeable.

NB. The property is sold Voetstoots.

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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