



PROPERTY AUCTION

Business Facilities - Malvern, Johannesburg
Offices & Workshop

Combined Erf Size: 991m²

458 19th STREET | Malvern, Johannesburg, 2094
ERF 296, 297 AND 299 MALVERN CITY OF JOHANNESBURG GAUTENG

LIQUIDATION

Duly Istructed by the Liquidator of Jilani Wholesalers CC (Master Ref. G699/2025)



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)

Daniel Pelkowitz

Cell: 072 360 7510

Email: danielp@wh.co.za

(Property Practitioner – Certificate Number 2023332288)

Auction Date:

Wednesday, 26 November 2025 @1pm

Venue:

Online @ www.whauctions.com

Auctioneer:

Daniel Pelkowitz

Viewing/Show day(s):

BY APPOINTMENT

Walk Through Video:

<https://youtu.be/EHgMyHZsDZA>



GUIDELINE OF THE AUCTION

Auction Date & Venue: **Wednesday, 26th 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 **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.

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: R50 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 0.75%) 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:

Daniel Pelkowitz: 072 360 7510

Andile Malapela: 071 662 2097

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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HOW TO BID ON WEBCAST

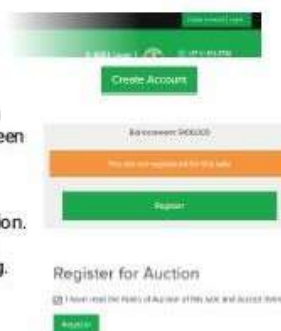
Webcast Auctions at www.whauctions.com

- 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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GENERAL

Property Address: 458 19th Street, Malvern, Johannesburg, 2094
Erf & Suburb & City: Erf 296, 297 And 299 Malvern City Of Johannesburg

TITLE DEED INFORMATION

Deeds Office: Johannesburg

Title Deed Number: Erf 296 T767/2024
Erf 297 T768/2024
Erf 299 T769/2024

Erf Sizes: Erf 296: 248m²
Erf 297: 248m²
Erf 299: 495m²
TOTAL 991m²

Zoning: Erf 296: Business 1
Erf 297: Business 1
Erf 299: Business 1

LOCALITY

Malvern is an established suburb located in Region F of the City of Johannesburg, to the east of the central business district. It is situated north of Denver and south of Kensington, lying just west of Bedfordview in the neighbouring City of Ekurhuleni. The suburb, proclaimed in 1904 and named after Marlvern Worcestershire England, is well-known for its many second-hand car dealerships along Jules Street.



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ARIALS



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Page | 5

Business Facilities
Malvern, Johannesburg



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Page | 6



DESCRIPTION OF IMPROVEMENTS

The subject property comprises of commercial facilities. The property measures approximately 991m².

Erf 296 MALVERN CITY OF JOHANNESBURG GAUTENG

The property consists of:

- Outside Storeroom
- Waiting lounge/Area
- Kitchen
- Toilets
- 2x Offices
- Spacious yard

Erf 297 MALVERN CITY OF JOHANNESBURG GAUTENG

The property consists of:

- Outside Storeroom
- Waiting lounge/Area
- Kitchen
- Toilets
- Offices
- Spacious yard

Erf 299 MALVERN CITY OF JOHANNESBURG GAUTENG

The property consists of:

- 2x Tools Room
- 3x Storeroom
- Bathroom
- Subdivided Undercover working space (IBR and Steel Structures)

Services (Erf 296, 297 & 299)

Water is supplied by the City of Johannesburg and Electricity is prepaid.

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. Neither the seller nor the Auctioneer warrant vacant occupation of the property.

NOTE

Neither the Auctioneer nor the Seller warrant vacant occupation of the property. The Property is Occupied. The Occupants have been given notice to vacate which notices have been ignored. The property is NOT being sold subject to vacant occupation and any eviction proceedings if any will be the responsibility of the Purchaser after the Transfer Date.

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ZONING CERTIFICATE

ZONING INFORMATION
CERTIFICATE PAD
FOR APPLICATION SUBMISSIONS



a world class African city
Date: 10/21/2025

Requested by:	Lloyd Nkuna
Town Planning Scheme:	City of Johannesburg Land Use Scheme 2018
Name of Applicant:	ADVANCED VALUERS (PTY) LTD
Erf/Holding Name/Farm Portion:	Erven 296 and 297
Township/Holding Name/Farm Name:	Malvern
Street Name and No:	Cnr Jules Street and Nineteenth Street
ZONING INFORMATION	
Use Zone:	Business 1
Height Zone:	A (H:0) As per attached table 4
Floor Area Ratio:	As per attached table 6
Coverage:	As per attached table 5
Density:	1 dwelling per 200m2
Building Line:	As per attached table 7
Parking:	As per scheme
AMENDMENT SCHEME APPLICABLE:	N/A
Served By:	Lloyd Nkuna

Terms and Conditions:
The Town Planning Scheme is open for inspection on the 8th Floor 158 loveday Street Braamfontein between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the 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.

Corporate Geo-Informatics 8th Floor, A-BLOCK, Metro Centre 158 Civic Boulevard, Braamfontein

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ZONING INFORMATION CERTIFICATE PAD FOR APPLICATION SUBMISSIONS



a world class African city

Date: 10/21/2025

Requested by:	Lloyd Nkuna
Town Planning Scheme:	City of Johannesburg Land Use Scheme 2018
Name of Applicant:	ADVANCED VALUERS (PTY) LTD
Erf/Holding Name/Farm Portion:	Erf 299
Township/Holding Name/Farm Name:	Malvern
Street Name and No:	Nineteenth Street
ZONING INFORMATION	
Use Zone:	Business 1
Height Zone:	A (H:0) As per attached table 4
Floor Area Ratio:	As per attached table 6
Coverage:	As per attached table 5
Density:	No Density
Building Line:	As per attached table 7
Parking:	As per scheme
AMENDMENT SCHEME APPLICABLE:	13-13040
Served By:	Lloyd Nkuna

Terms and Conditions:

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Page | 9



DEVELOPMENT REQUIREMENTS

CITY OF JOHANNESBURG LAND USE SCHEME, 2018

TABLE 4: HEIGHT DEVELOPMENT REQUIREMENTS

(1) Height Zone	(2) Number of storeys	(3)								
		Johannesburg	Sandton	Roodepoort	Randburg	Lerasta	Modderfontein	Wakerville	Edenvale	Peri-Urban Halfway House Annexure F Lelhabong Westonaria Southern Jhb Region
A	3	0	0	0	0	0	0	0	3	0
		6	2	4	3	1	1	1	4	
		7	3	5		2	2	2	5	
		8	4	6		3	3	3	6	
			5	7		4	4	4	7	
			6	8		5	5	5	8	
			7	9		6	6	6	9	
			8	10		7	7	7	10	
			9	11		8	8	8	11	
			10	12		9	9	9		
			11			10				
B	5	5	1	3	2					
C	As per Clause 30	1		1	1				0	
		2		2					1	
		3							2	
		4								

CITY OF JOHANNESBURG LAND USE SCHEME, 2018

TABLE 5: COVERAGE DEVELOPMENT REQUIREMENTS

(1) Height Zone	(2) Dwelling Houses, Dwelling Units, Residential Buildings	(3) Shops, Business Purposes, Institutional-, Educational Facilities	(4) Industrial Purposes	(5) Other Uses
A	50% for one storey 50% for two storeys 40% for three storeys	50%	70%	70%
	Residential 1: 60% Residential 2: 70% Residential 3: 80%	70%	85%	60%
	100%	100%	100%	100%

TABLE 6: FLOOR AREA DEVELOPMENT REQUIREMENTS

(1) Height Zone	(2) Dwelling Houses, Dwelling Units, Residential Buildings, Institutional-, Educational Facilities	(3) Shops, Business Purposes	(4) Industrial Purposes	(5) Other Uses not found in Columns (2), (3) & (4)
A	1,2	2,1	2,1	2,1
B	2,4	3,0	3,0	3,0
C	4,0	4,0	4,0	4,0
NOTE	With regard to the Inner City see Annexure 17 (A/S 4458)			

TABLE 7: BUILDING LINE RESTRICTION AREAS

(1) Use Zone and/or Land	(2) Size of Erf or Site or Height Zone	(3) Minimum Distance in meters between building line and street boundary
Residential 1, 2, 3, 4 & 5	Even of 500m ² or less Even larger than 500m ²	1,0 m 3,0 m

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Page | 10



CITY OF JOHANNESBURG LAND USE SCHEME, 2018

(1) Use Zone and/or Land	(2) Size of Erf or Site or Height Zone	(3) Minimum Distance in meters between building line and street boundary
Agricultural Holdings & farm portions	Less than 9ha 9ha and greater	9,0 m 30,0 m
All other Use Zones	Height Zones A and B Height Zone C	3,0 m 1,5 m

TABLE 8: ON-SITE PARKING REQUIREMENTS

LAND USE CATEGORY	REMAINDER OF CITY	PARKING ZONE B TOD CORRIDORS & NODES / PRASA, GAUTRAIN & BRT STATIONS / DEPRIVATION AREAS / ECONOMIC NODES
RESIDENTIAL		
Up to three habitable rooms	1,0 bay per unit plus 1,0 bay per three units for visitors	0,5 bays per unit plus 1,0 bay per three units for visitors
Four or more habitable rooms	2,0 bays per unit plus 1,0 bay per three units for visitors	1,0 bay per unit plus 1,0 bay per three units for visitors
Boarding houses, hostels, communes	0,5 bays per room	0,3 bays per room
Residential hotels, bed & breakfast, guest houses	1,0 bay per room	0,5 bays per room
Social/Inclusionary housing	0,75 bays per unit	0,5 bays per unit
Licensed hotels, motels	1,0 bay per bedroom plus 25,0 bays per 100 m ² public rooms	0,5 bays per bedroom plus 10,0 bays per 100 m ² public rooms
RELIGIOUS PURPOSES		
With seating provision	0,4 bays per seat	0,2 bays per seat
Without seating provision	25,0 bays per 100 m ² of net prayer/meditation area	10,0 bays per 100 m ² of net prayer/meditation area
EDUCATIONAL / INSTRUCTIONAL		
Primary and secondary schools	1,0 bay per classroom plus 0,1 bay per learner and 1,0 bay per additional teacher/trained administrator or staff	1,0 bay per classroom plus 0,1 bays per learner and 1,0 bay per additional teacher/trained administrator or staff

CITY OF JOHANNESBURG LAND USE SCHEME, 2018

LAND USE CATEGORY	REMAINDER OF CITY	PARKING ZONE B TOD CORRIDORS & NODES / PRASA, GAUTRAIN & BRT STATIONS / DEPRIVATION AREAS / ECONOMIC NODES
Nursery schools, crèches, day care centres	0,2 bays per child plus 1,0 bay per classroom	0,1 bays per child plus 1,0 bay per classroom
Universities, colleges, adult education, advanced technical education and other full-time education	0,4 bays per student plus 1,0 bay per classroom and 1,0 bay per additional trained / administration staff	0,2 bays per student plus 1,0 bay per classroom and 1,0 bay per additional trained / administration staff
Under 18 part-time instruction	0,5 bays per learner plus 1,0 bay per trained staff	0,2 bays per learner plus 1,0 bay per trained staff
Medical schools	0,8 bays per student plus 1,0 bay per classroom and 1,0 bay per additional trained / administration staff	0,4 bays per student plus 1,0 bay per classroom and 1,0 bay per additional trained / administration staff
SOCIAL / RECREATIONAL/ INSTITUTIONAL		
Convalescent homes, Old age homes, geriatric, homes with medical care, sanatoriums, charitable institutions	1,0 bay per bed plus 1,0 bay per trained / administration staff	1,0 bay per bed plus 1,0 bay per trained / administration staff
Bowling alleys, indoor shooting club, billiard saloons	6,0 bays per 100 m ²	3,0 bays per 100 m ²
Sports clubs	0,7 bays per player and staff plus 0,5 bays per spectator	0,4 bays per player and staff plus 0,2 bays per spectator
Sports stadium	0,7 bays per player and staff plus 0,5 bays per spectator	0,4 bays per player and staff plus 0,2 bays per spectator
Swimming pools	20,0 bays per 100 m ² for whole enclosed area or 0,7 bays per seat, whichever is the greater	10,0 bays per 100 m ² for whole enclosed area or 0,2 bays per seat, whichever is the greater
Squash courts	4,0 bays per court	2,0 bays per court
Social clubs, youth clubs, community centres	4,0 bays per 100 m ²	2,0 bays per 100 m ²
Show grounds, amusement parks, fairs, snake parks, etc.	15,0 bays per 100 m ² of total site area excluding parking area	10,0 bays per 100 m ² of total site area excluding parking area
Zoos, parks, nature/flower parks	10,0 bays per 100 m ² of total site area excluding parking area	5,0 bays per 100 m ² of total site area excluding parking area
Sport and recreation facilities	10,0 bays per 100 m ² or 0,25 bays per seat	5,0 bays per 100 m ² or 0,25 bays per seat
Gymnasium/Health Clubs	10,0 bays per 100 m ² plus 1,0 bay per trainer	5,0 bays per 100 m ²

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Page | 11



CITY OF JOHANNESBURG LAND USE SCHEME, 2018

LAND USE CATEGORY	REMAINDER OF CITY	PARKING ZONE B TOD CORRIDORS & NODES / PRASA, GAUTRAIN & BRT STATIONS / DEPRIVATION AREAS / ECONOMIC NODES
Institution	1,5 bays per 100 m ²	0,75 bays per 100 m ²
PUBLIC GARAGES AND MOTOR RELATED USES		
Workshops, convenience shop, take-aways, Drive-throughs	6,0 bays per 100 m ²	3,0 bays per 100 m ²
Lubrication, tune-up bays, car wash	4,0 bays per wash/tune-up bay	2,0 bays per wash/tune-up bay
Related spares and sales	2,0 bays per 100 m ²	1,0 bay per 100 m ²
Related motor showroom	3,0 bays per 100 m ²	1,5 bays per 100 m ²
Stand-alone Filling Station	2,0 stacking bays per pump	2,0 stacking bays per pump
Used car sales lots	3,0 bays per 100 m ²	1,0 bay per 100 m ²
MEDICAL USES		
Hospital, Clinics, Step-down facilities	2,0 bays per bed plus 6,0 bays per 100 m ² for the medical consulting rooms	1,0 bay per bed plus 3,0 bays per 100 m ² for the medical consulting rooms
Veterinary hospitals and consulting rooms	6,0 bays per 100 m ²	3,0 bays per 100 m ²
Medical consulting rooms	6,0 bays per 100 m ²	3,0 bays per 100 m ²
BUSINESS USES		
Offices	4,0 bays per 100 m ²	2,0 bays per 100 m ²
Restaurants	6,0 bays per 100 m ²	3,0 bays per 100 m ²
Motor Showrooms	6,0 bays per 100 m ²	3,0 bays per 100 m ²
Showrooms	3,0 bays per 100 m ²	1,5 bays per 100 m ²
Shops	6,0 bays per 100 m ²	3,0 bays per 100 m ²
Shops (Shopping centres < 5 000 m ²)	6,0 bays per 100 m ²	3,0 bays per 100 m ²

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LAND USE CATEGORY	REMAINDER OF CITY	PARKING ZONE B TOD CORRIDORS & NODES / PRASA, GAUTRAIN & BRT STATIONS / DEPRIVATION AREAS / ECONOMIC NODES
Shops (Shopping centres < 10 000 m ²)	5,0 bays per 100 m ²	3,0 bays per 100 m ²
Shops (Shopping centres > 10 000 m ²)	4,0 bays per 100 m ²	3,0 bays per 100 m ²
Cinemas/theatre (in shopping centres)	0,2 bays per seat	0,2 bays per seat
Cinemas/theatres	0,5 bays per seat	0,2 bays per seat
Exhibition halls	30,0 bays per 100 m ²	15,0 bays per 100 m ²
Halls for entertainment, conferences (with seats)	0,4 bays per seat	0,2 bays per seat
Halls for entertainment, conferences (without seats)	40,0 bays per 100 m ²	20,0 bays per 100 m ²
Libraries, museums, galleries and other cultural buildings	5,0 bays per 100 m ²	2,5 bays per 100 m ²
Funeral Parlors	2,0 bays per 100 m ²	1,0 bay per 100 m ²
Place of amusement	10,0 bays per 100 m ² or 0,25 bays per seat	5,0 bays per 100 m ² or 0,15 bays per seat
Industrial, commercial & warehousing uses	2,0 bays per 100 m ²	1,0 bay per 100 m ²
Warehouses (storage)	1,0 bay per 100 m ²	0,5 bays per 100 m ²
All other Land Uses	To the satisfaction of Council	

TABLE 9: ON-SITE PARKING IN PARKING ZONE A (INNER CITY)

(1) Offices	(2) Residential Buildings	(3) Buildings containing two or more dwelling units	(4) Uses not mentioned under Columns 1, 2, 3 and 5	(5) Public garages
2,0 bays per 100m ²	Guest rooms : 0,75 bays per bedroom	1,5 bays per dwelling unit	0,5 bays per 100m ²	Workshop: 6,0 bays per 100m ²

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, RANDJESPAK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

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

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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.

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CITY OF JOHANNESBURG LAND USE SCHEME, 2018

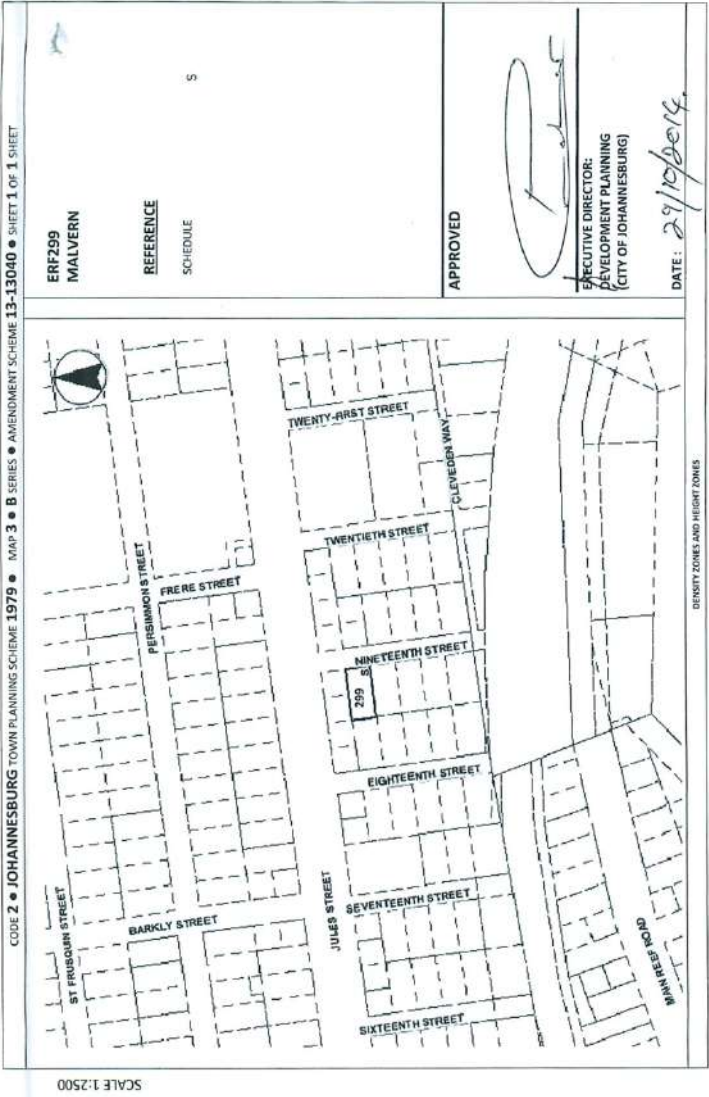
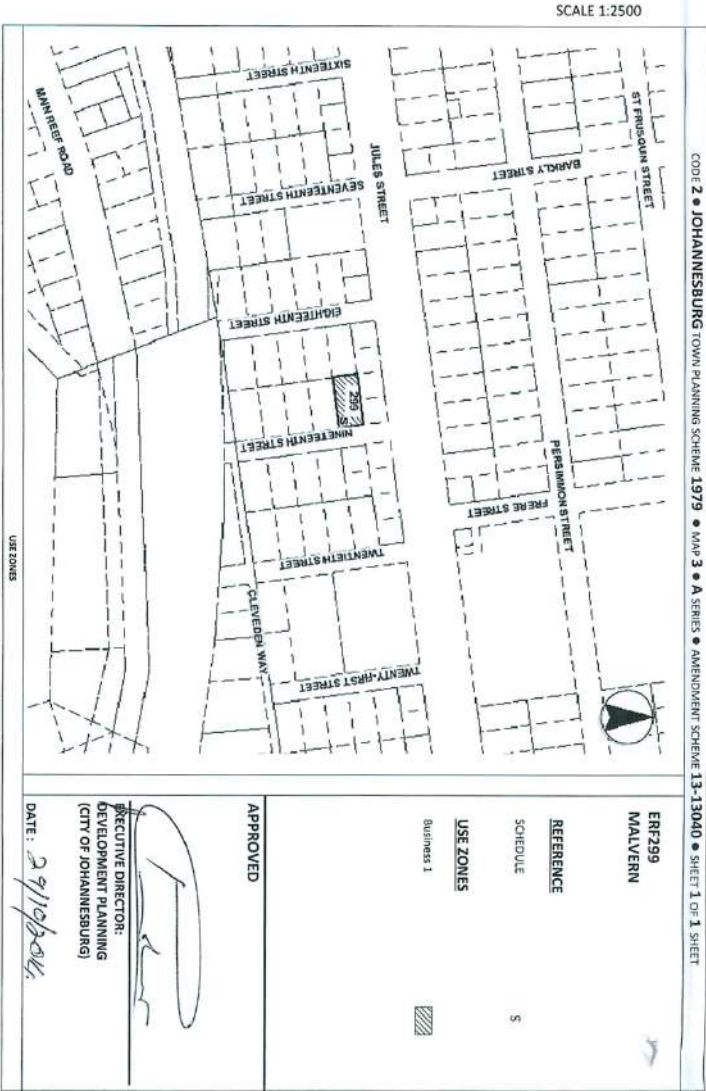
(1) Offices	(2) Residential Buildings	(3) Buildings containing two or more dwelling units	(4) Uses not mentioned under Columns 1, 2, 3 and 5	(5) Public garages
	Restaurants: 6,0 bays per 100m ² Conference room: 0,3 bays per seat			Lubrication-, wash- or tune-up bay: 4,0 bays per bay Storage and sale of spares and motor showrooms: 2,0 bays per 100m ²

The way auctions should be.

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Business Facilities Malvern, Johannesburg



CODE 2 • JOHANNESBURG TOWN PLANNING SCHEME 1979 • SCHEDULE 13-13040 • AMENDMENT SCHEME 13-13040 • SHEET 1 OF 2 SHEETS	
JOHANNESBURG TOWN PLANNING SCHEME, 1979, APPROVED BY VIRTUE OF ADMINISTRATORS NOTICE 1157, DATED 3 OCTOBER 1979 IS HEREBY FURTHER AMENDED AND ALTERED IN THE FOLLOWING MANNER: - The Map, Sheet A and B Series as shown on Map 3, Amendment Scheme 13-13040. - By the addition of the following in numerical and alphabetical sequence to Table N of the Scheme, read with Clause 70. COLUMN 1 : USE ZONE "Business 1" COLUMN 2 : DESCRIPTION OF LAND Erf 299 Malvern COLUMN 3 : PRIMARY RIGHTS (LAND USE TABLE C) * As per Scheme COLUMN 4 : USES WITH CONSENT * As per Scheme COLUMN 5 : USES NOT PERMITTED (LAND USE TABLE C) * As per Scheme COLUMN 6 : WIDTH OF SERVITUDE AREA - COLUMN 7 : STOREYS OR HEIGHT IN METERS * As per Scheme - Height Zone Zero (0) COLUMN 8 : COVERAGE * As per Scheme	ERF299 MALVERN APPROVED  EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING (CITY OF JOHANNESBURG) DATE: 29/10/2014

CODE 2 • JOHANNESBURG TOWN PLANNING SCHEME 1979 • SCHEDULE 13-13040 • AMENDMENT SCHEME 13-13040 • SHEET 2 OF 2 SHEETS	
COLUMN 9 : F.A.R. OR FLOOR AREA * As per Scheme COLUMN 10 : PARKING PROVISION * As per Scheme COLUMN 11 : DENSITY * As per Scheme COLUMN 12 : BUILDING LINE PROVISION * As per Scheme COLUMN 13 : GENERAL PROVISIONS - Erven 296, 297 and 299 Malvern shall be consolidated prior to the development of the erf. - A Site Development Plan to the satisfaction of the Council shall be submitted for evaluation and approval prior to the submission of building plans. - The erf shall be landscaped, preferably by the planting of indigenous trees and shrubs, and maintained to the satisfaction of the Council. - Access to and egress from the site shall be located, constructed and maintained to the satisfaction of the Council. - A screen wall of which the height, extent and material shall be to the satisfaction of the Council shall be erected along the boundary of the property abutting the residential properties, if and when required at the sole discretion of the Council. COLUMN 14 : AMENDMENT SCHEME NUMBER 13-13040	ERF299 MALVERN APPROVED  EXECUTIVE DIRECTOR: DEVELOPMENT PLANNING (CITY OF JOHANNESBURG) DATE: 29/10/2014

The way auctions should be.

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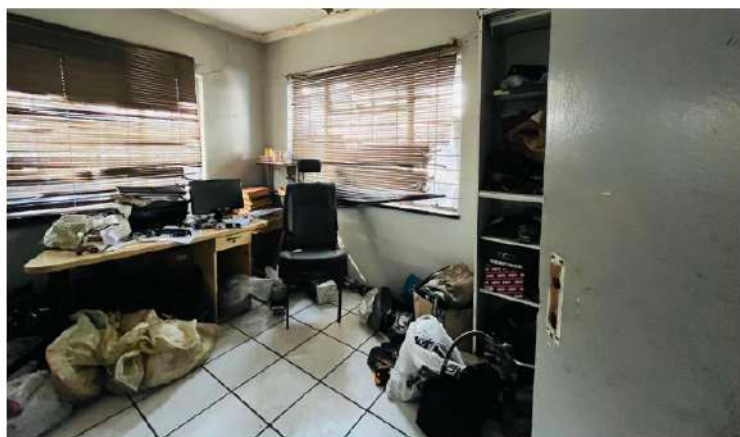
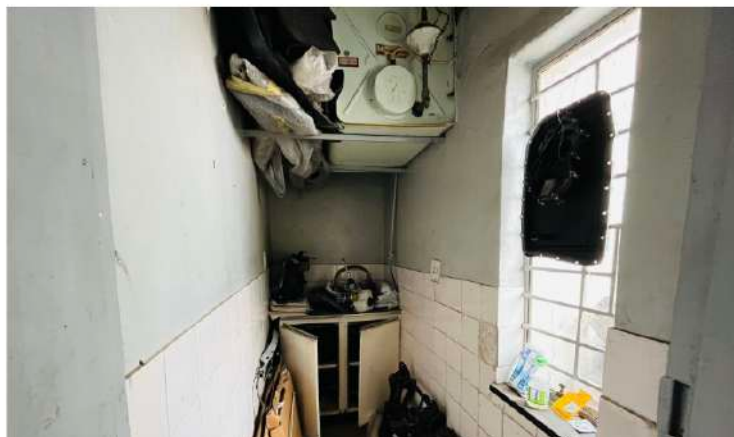
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SITE PHOTOGRAPHS



The way auctions should be.

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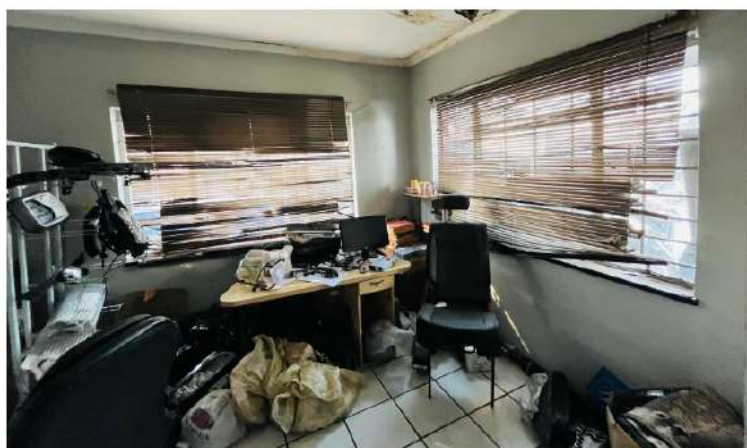
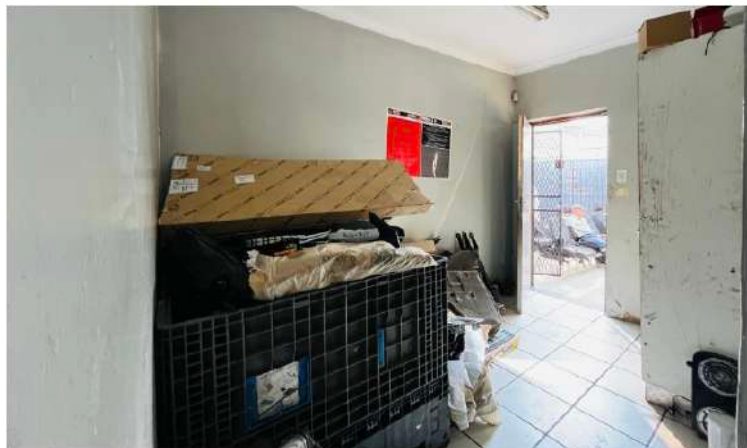
TEL: 011-5745700 • EMAIL: INFO@WH.CO.ZA

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Page | 16



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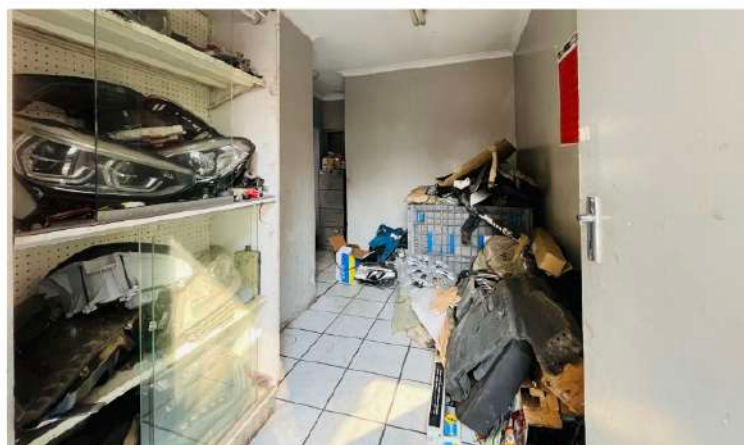
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Page | 17



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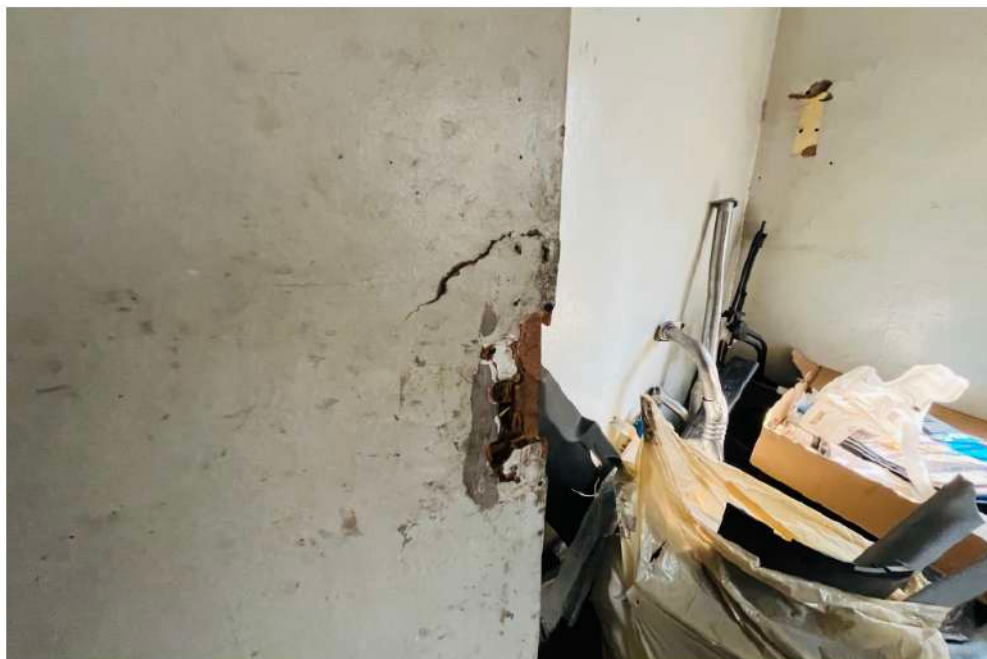
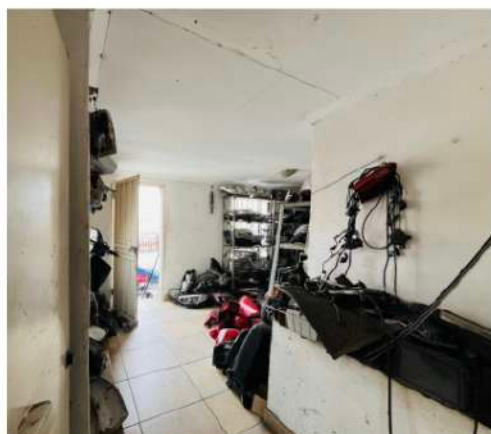
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Page | 18



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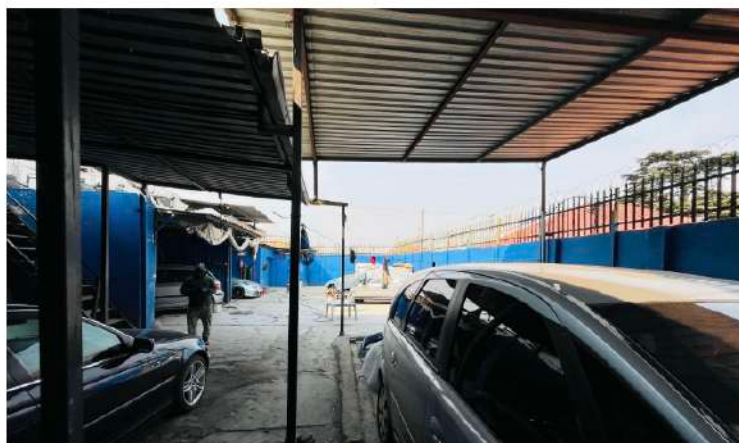
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Page | 19

Business Facilities
Malvern, Johannesburg



The way auctions should be.

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Page | 22

Business Facilities
Malvern, Johannesburg



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Page | 23



MUNICIPAL ACCOUNT



a world class African city

Tel : (011) 375 5555
Fax : (011) 358 3408/9PO Box 5000
Johannesburg 2000E-mail :
JoburgConnect@joburg.org.za

COPY TAX INVOICE

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

JILANI WHOLESALERS CC
456 JULES STREET
MALVERN
2094

Date	2025/10/09
Statement for	October 2025
Physical Address	456 JULES STREET
Stand No./Portion	00000296 - 00000 - 00
Township	MALVERN

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
248 m2	1	2023/07/01	F1	Market Value R 400,000.00	Region F WARD 65
Invoice Number	: 118006304383		Group :	Next Reading Date	:
Client VAT Number	:			Deposit Paid	: R 0.00
Account Number 558541407				(PIN Code:243273)	

Previous Account Balance
Sub Total
Interest on Arrears
Current Charges (Excl. VAT)
VAT @ 15%

73,839.61
73,839.61
155.02
3,546.20
412.62

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
65,618.98	4,114.55	4,106.08	4,113.84	0.00	77,953.45

Total Due 77,953.45

Due Date 2025/10/24

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 : 2025/10/09 JILANI WHOLESALERS CC
Acc. No. : 558541407 - 456 JULES STREET, , MALVERN

EasyPay >>>>> 91115 5585414070

SAPO 0146 558541407

>>>>> 516008800111159 55854140707

Standard Bank City of Johannesburg Banking Details:

Internet banking - Select preloaded Company details "City of Johannesburg".
Deposits at SBSA branches - CIN no AA45 to be used in place of bank acc.no.
Client Account No/Deposit Reference 558541407

The way auctions should be.

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Company Registration Nr.: 2012/202070/07 • VAT Nr.: 4310269388

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Page | 24

Business Facilities
Malvern, Johannesburg



Account Number 558541407			
Johannesburg Water	VAT No. 4270191077	Amount	Sub Total
Water & Sanitation (Period = 2025/09/10 to 2025/10/09 = 30 days) Water charge @ R 1380.8 Sewer availability charge (Billing Period 2025/10) VAT: 15.00% (Total Amount: 2,495.80)		1,380.87 1,065.99 367.03	2,813.89
City Power	VAT No. 4710191182		
Electricity Prepaid Electricity VAT: 15.00%		0.00 0.00	0.00
City of Johannesburg	VAT No. 4760117194		
Property Rates Category of Property: Property Rates Business R 400,000.00 X R 0.0238620 / 12 (Billing Period 2025/10) VAT: 0 %		795.40 0.00	795.40
PIKITUP	VAT No. 4790191292		
Refuse City cleaning levy VAT: 15.00% (Total Amount: 255.00)		255.00 38.25	293.25
City of Johannesburg	VAT No. 4760117194		
Sundry Charges Surcharge on business services, excluding property rates VAT: 15.00%		48.94 7.34	56.28
Current Charges (Incl. VAT)			3,958.82

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.

The way auctions should be.

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

JILANI WHOLESALERS CC
456 JULES STREET
MALVERN
2094

Date	2025/10/09
Statement for	October 2025
Physical Address	458 JULES STREET
Stand No./Portion	00000297 - 00000 - 00
Township	MALVERN

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
248 m2	1	2023/07/01	F1	Market Value R 0.00	Region F WARD 65
Invoice Number	118006304384	Group		Next Reading Date	
Client VAT Number				Deposit Paid	R 0.00
Account Number 558541414				(PIN Code:243275)	

Previous Account Balance
Sub Total
Interest on Arrears
Current Charges (Excl. VAT)
VAT @ 15%
Deposit Request

10,717.07
10,717.07
21.87
388.16
58.22
99.63
Total Due
11,284.95
Due Date
2025/10/24

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
9,661.45	585.25	570.00	468.25	0.00	11,284.95

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Remittance Advice :
This stub must accompany payment,
please do not detach if paying at the post office

Date : 2025/10/09 JILANI WHOLESALERS CC
Acc. No. : 558541414 - 458 JULES STREET, , MALVERN

EasyPay >>>>> 91115 5585414146

SAPO 0146 558541414

>>>>> 516008800111159 55854141401

Standard Bank City of Johannesburg Banking Details:
Internet banking - Select preloaded Company details "City of Johannesburg".
Deposits at SBSA branches - CIN no AA45 to be used in place of bank acc.no.
Client Account No/Deposit Reference 558541414

The way auctions should be.

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Account Number 558541414			
Johannesburg Water Water & Sanitation	VAT No. 4270191077	Amount	Sub Total
(Reading period = 2025/08/24 to 2025/09/22 = 30 days) Meter: 171109784; Register: 1; Multiply factor: 1; Start reading: 2,472.180; End reading: 2,472.345; Difference: 0.164; Consumption: 0.164; Units: KL; Type: Estimated Readings. Daily average consumption 0.005 KL Charges for 0.164 KL are based on a sliding scale for a 30 day period Step 1 0.164 KL @ R 68.260 (Billing Period 2025/10) Demand Management Levy Charges for 0.164 KL are based on a sliding scale for a 30 day period Sewer monthly charge based on Water 0.164 units (Billing Period 2025/10) VAT: 15.00%		11.22 367.86 8.69 58.16	445.93
City Power Electricity	VAT No. 4710191182		
Prepaid Electricity VAT: 15.00%		0.00 0.00	0.00
City of Johannesburg Property Rates	VAT No. 4760117194		
Category of Property: Property Rates Business R 0.00 X R 0.0238620 / 12 (Billing Period 2025/10) VAT: 0 %		0.00 0.00	0.00
PIKITUP Refuse	VAT No. 4790191292		
City cleaning levy VAT: 15.00%		0.00 0.00	0.00
City of Johannesburg Sundry Charges	VAT No. 4760117194		
Surcharge on business services, excluding property rates VAT: 15.00% (Total Amount: 388.16)		0.39 0.06	0.45
Current Charges (Incl. VAT)			446.38

Where can payments be made ?
Any CoJ Cash Office; any Easy Pay site; any bank (branch, ATM or internet site).
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This must be done timeously, in writing and submitted to any CoJ Municipal Regional Office.

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Fax : (011) 358 3408/9PO Box 5000
Johannesburg 2000E-mail :
JoburgConnect@joburg.org.za

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VAT NO. : JOHANNESBURG WATER - 4270191077 VAT NO. : CITY POWER - 4710191182JILANI WHOLESALERS CC
456 JULES STREET
MALVERN
2094

Date	2025/10/09
Statement for	October 2025
Physical Address	9 NINETEENTH STREET
Stand No./Portion	0000299 - 00000 - 00
Township	MALVERN

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
495 m2	1	2023/07/01	F1	Market Value R 0.00	Region F WARD 65
Invoice Number	: 166005978478		Group :	Next Reading Date	:
Client VAT Number	:			Deposit Paid	: R 0.00
Account Number 558773091					(PIN Code:246803)

Previous Account Balance
Sub Total
Interest on Arrears
Current Charges (Excl. VAT)
VAT @ 15%52,292.99
52,292.99
109.42
2,495.80
374.37

						Total Due	55,272.58
90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding	Due Date	2025/10/24
46,340.25	2,979.07	2,973.67	2,979.59	0.00	55,272.58		

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 officeDate : 2025/10/09 JILANI WHOLESALERS CC
Acc. No. : 558773091 - 9 NINETEENTH STREET, , MALVERN

EasyPay >>>>> 91115 5587730911

SAPO 0146 558773091

>>>>> 51600880011159 55877309103

Standard Bank City of Johannesburg Banking Details:

Internet banking - Select preloaded Company details "City of Johannesburg".
Deposits at SBSA branches - CIN no AA45 to be used in place of bank acc.no.
Client Account No/Deposit Reference 558773091

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.

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Page | 28

Account Number 558773091			
Johannesburg Water Water & Sanitation	VAT No. 4270191077	Amount	Sub Total
(Period = 2025/09/10 to 2025/10/09 = 30 days) Water charge @ R 1380.8 Sewer availability charge (Billing Period 2025/10) VAT: 15.00%		1,380.87 1,065.99 367.03	2,813.89
City Power Electricity	VAT No. 4710191182		
Prepaid Electricity VAT: 15.00%		0.00 0.00	0.00
City of Johannesburg Property Rates	VAT No. 4760117194		
Category of Property: Property Rates Business R 0.00 X R 0.0238620 / 12 (Billing Period 2025/10) VAT: 0 %		0.00 0.00	0.00
PIKITUP Refuse	VAT No. 4790191292		
City cleaning levy VAT: 15.00%		0.00 0.00	0.00
City of Johannesburg Sundry Charges	VAT No. 4760117194		
Surcharge on business services, excluding property rates VAT: 15.00% (Total Amount: 2,495.80)		48.94 7.34	56.28
Current Charges (Incl. VAT)		2,870.17	

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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Page | 29

**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
The property is in fair condition, maintenance and repairs is 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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