



**AUCTIONEERS**

## PROPERTY AUCTION

# BLOCK OF FLATS - RANDBURG

## 12 X 2 Bed, 2 Bath Units

164 Republic Road | Fontainebleau, Randburg

Portion 14 of Erf 699 Fontainebleau, Randburg



**Auction Date & Time:** Wednesday, 29 March 2017 – 12H00

**Venue:** 164 Republic Road, Fontainebleau,  
Randburg – ON SITE

**Auctioneers:** Shannon Winterstein – 084 520 5000  
Tim Varenzakis – 082 371 1069

WH Auctioneers Properties (PTY)

Ltd

578 16<sup>th</sup> Road, Randjespark,

Midrand

Tel: 0115745700

[www.whauctions.com](http://www.whauctions.com)

Contact for further info:

**Daniel Pelkowitz**

Cell: 072 360 7510 • Email: [danielp@whauctions.com](mailto:danielp@whauctions.com)

## Index

1.	<b>General</b>	Page 3
2.	<b>Title Deed Information</b>	Page 3
3.	<b>Locality</b>	Page 3
4.	<b>Description of Improvements</b>	Page 5
5.	<b>Financial Information</b>	Page 5
6.	<b>Site Photographs</b>	Page 8
7.	<b>Basic Unit Layout</b>	Page 10
8.	<b>Municipal Accounts</b>	Page 11
9.	<b>Zoning Information</b>	Page 15

---

WH AUCTIONEERS PROPERTIES (PTY) LTD.

Company Registration Nr.: 2012/202070/07

Directors: S. Winterstein, E. Varenzakis

578 16<sup>TH</sup> ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • FAX: 011-5745709

EMAIL: [INFO@WHAUCTIONS.COM](mailto:INFO@WHAUCTIONS.COM) • WEB: [WWW.WHAUCTIONS.COM](http://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.

## 1. GENERAL

Property Address: 164 Republic Road, Fontainebleau, Randburg, Gauteng  
Erf & Suburb & City: Portion 14 of Erf 699, Fontainebleau, Randburg, Gauteng  
Building Name: Versailles

## 2. TITLE DEED INFORMATION

Deeds Office: Pretoria  
Title Deed No. T62999/2015  
Erf Size: 1 430m<sup>2</sup>  
Zoning: Residential 4  
Parking: 12 Undercover Parking Bays (1 Per Flat)

## 3. LOCALITY

The subject property is situated at 164 Republic Road, Fontainebleau, Randburg. Republic Road is a main arterial thoroughfare and one of the busiest roads in Randburg. Republic road is a connecting road between William Nicol Drive, Malibongwe Drive and Beyers Naude Drive. The property is also in close proximity to the N1 Highway.

The subject property is located in the suburb known as Fontainebleau, within the Northern fringe of Johannesburg. Traditionally this area comprises of a mixture of low-rise businesses and commercial buildings, however there is also a large constituent of residential buildings in the immediate surrounds.

The subject property enjoys all municipal services such as tarred roads, water, and sewerage and electricity. The subject property offers fairly good access to the local amenities, many of which are in walking distance. Nearby amenities include:

- Cresta Shopping Centre
- Fontaines Centre (Spar, Post Office, Steers, Fishaways, Banks)
- Petrol Stations
- Tyre fitment centre
- Various Retail Centre
- Strip malls and shops along Rabie Street

---

WH AUCTIONEERS PROPERTIES (PTY) LTD.

Company Registration Nr.: 2012/202070/07

Directors: S. Winterstein, E. Varenzakis

578 16<sup>TH</sup> ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • FAX: 011-5745709

EMAIL: INFO@WHAUCTIONS.COM • WEB: WWW.WHAUCTIONS.COM

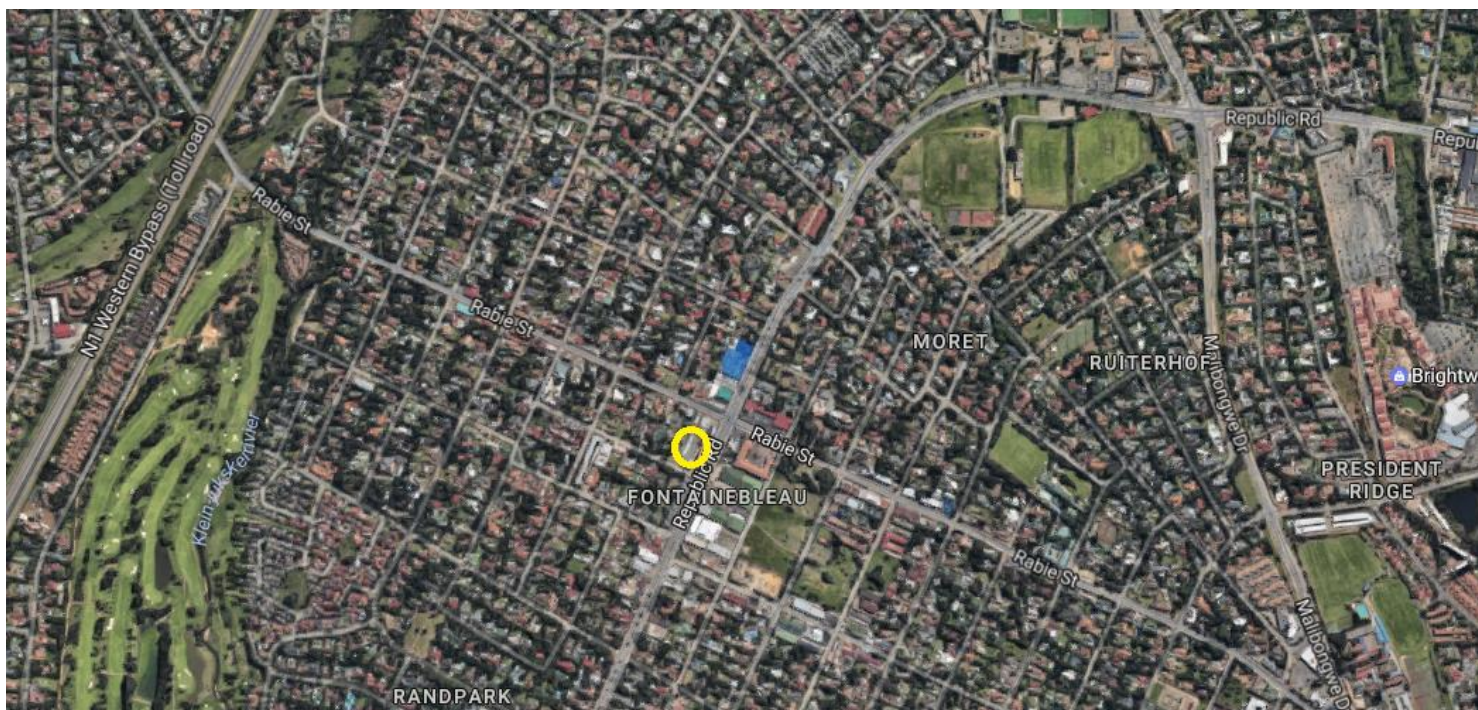
The auction is conducted in terms of the Regulations relating to auctions contained in The Consumer Protection Act 68 of 2008 and notice is given that all sales are subject to a minimum reserve unless otherwise stated. Descriptions mentioned herein are not guaranteed by the auctioneers and are as supplied.



The GPS Co-ordinates of the property are as follows:

**S – 26°10'49.40"**

**E – 27°97'58.9"**



**WH AUCTIONEERS PROPERTIES (PTY) LTD.**

Company Registration Nr.: 2012/202070/07

Directors: S. Winterstein, E. Varenzakis

578 16<sup>TH</sup> ROAD, RANDJESPARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • FAX: 011-5745709

EMAIL: [INFO@WHAUCTIONS.COM](mailto:INFO@WHAUCTIONS.COM) • WEB: [WWW.WHAUCTIONS.COM](http://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.

## 4. DESCRIPTION OF IMPROVEMENTS

The property consists of a three-storey, walk-up residential building, comprised of 12 large 2 bedroom/2 bathroom flats and 3 lock up storage garages. The flats are all identical and measure approximately 80m<sup>2</sup> each. Each flat also has a fully equipped and renovated kitchen and a 6m<sup>2</sup> covered balcony. Kitchens include built in cupboards as well as stoves.

There are three large storerooms with motor-less garage doors. There is on-site staff accommodation comprising 2 individual rooms and ablution facilities. These currently accommodate the on-site caretaker.

All fire equipment is in place and appears to be in working order and regularly serviced. There is also an electric motor gate at the entrance to the property.

### Parking

There is ample parking on site with 12 undercover parking bays as well as open air parking.

### Site Access

Access is gained to the site via the main access gate off Republic Road.

### Summary

Roof:	Concrete roof tiles
External Walls:	Face brick
Internal Walls:	Face brick, plastered and painted.
Floors:	Concrete/Paved walkways
Internal floors:	Ceramic Tiles
Condition:	The building appears to be in a very good condition. The flats have been renovated with all the kitchen and balconies being redone. The building was recently painted and is a very clean and neat state.

## 5. FINANCIAL INFORMATION

Income and expenses are as per the below rent rolls and schedules. Water and Parking are included in the monthly rentals. Each unit has its own pre-paid electricity meter. Owners are responsible for municipal rates and taxes a copy of which is attached below. The property is **not** bonded.

---

### WH AUCTIONEERS PROPERTIES (PTY) LTD.

Company Registration Nr.: 2012/202070/07

Directors: S. Winterstein, E. Varenzakis

578 16<sup>TH</sup> ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • FAX: 011-5745709

EMAIL: INFO@WHAUCTIONS.COM • WEB: 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.



## BASIC RENT ROLL

Flat	Size	Rental	Electricity
1	2 Bedroom – 80m2	R 6 500,00	Prepaid
2	2 Bedroom – 80m2	R 6 850,00	Prepaid
3	2 Bedroom – 80m2	R 6 300,00	Prepaid
4	2 Bedroom – 80m2	R 6 600,00	Prepaid
5	2 Bedroom – 80m2	R 6 500,00	Prepaid
6	2 Bedroom – 80m2	Vacant	Prepaid
7	2 Bedroom – 80m2	Vacant	Prepaid
8	2 Bedroom – 80m2	R 6 600,00	Prepaid
9	2 Bedroom – 80m2	R 6 600,00	Prepaid
10	2 Bedroom – 80m2	Vacant	Prepaid
11	2 Bedroom – 80m2	R 6 500,00	Prepaid
12	2 Bedroom – 80m2	R 6 500,00	Prepaid
<b>Total</b>		<b>R 58 950,00</b>	

## WH AUCTIONEERS PROPERTIES (PTY) LTD.

Company Registration Nr.: 2012/202070/07

Directors: S. Winterstein, E. Varenzakis

578 16<sup>TH</sup> ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • FAX: 011-5745709

EMAIL: INFO@WHAUCTIONS.COM • WEB: 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.

## PROEJECTED INCOME STATEMENT

### Income

Rental (R78 450 X 12)	R 941 400
Less 5% Vacancy	(R 47 070)
<b>Total Gross Annual Income</b>	<b>R 894 330</b>

### Expenses

Water and Lights	R144 000
Bank Charges	R1 440
Rent Protect	R28 800
Salaries (Caretaker)	R26 400
Electricity	R18 000
<b>Total Annual Expenses</b>	<b>R 218 640</b>

<b>Net Annual Income</b>	<b>R 675 690</b>
--------------------------	------------------

WH AUCTIONEERS PROPERTIES (PTY) LTD.

Company Registration Nr.: 2012/202070/07

Directors: S. Winterstein, E. Varenzakis

578 16<sup>TH</sup> ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • FAX: 011-5745709

EMAIL: INFO@WHAUCTIONS.COM • WEB: 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.



## 6. SITE PHOTOGRAPHS



WH AUCTIONEERS PROPERTIES (PTY) LTD.

Company Registration Nr.: 2012/202070/07

Directors: S. Winterstein, E. Varenzakis

578 16<sup>TH</sup> ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • FAX: 011-5745709

EMAIL: [INFO@WHAUCTIONS.COM](mailto:INFO@WHAUCTIONS.COM) • WEB: [WWW.WHAUCTIONS.COM](http://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.





**WH AUCTIONEERS PROPERTIES (PTY) LTD.**

Company Registration Nr.: 2012/202070/07

Directors: S. Winterstein, E. Varenzakis

578 16<sup>TH</sup> ROAD, RANDJESPAK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • FAX: 011-5745709

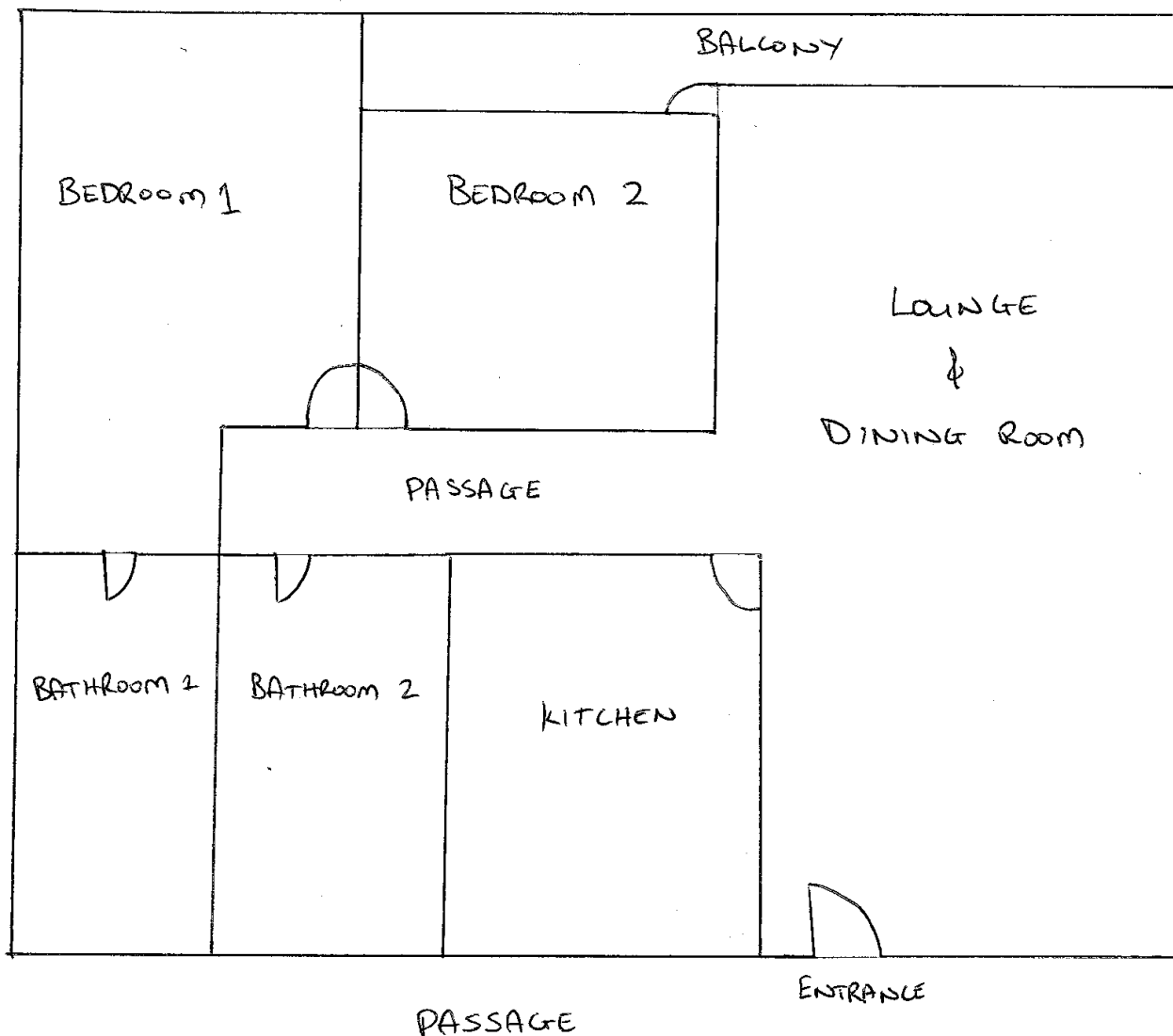
EMAIL: [INFO@WHAUCTIONS.COM](mailto:INFO@WHAUCTIONS.COM) • WEB: [WWW.WHAUCTIONS.COM](http://WWW.WHAUCTIONS.COM)

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.



### 7. BASIC UNIT LAYOUT

REPUBLIC ROAD



WH AUCTIONEERS PROPERTIES (PTY) LTD.

Company Registration Nr.: 2012/202070/07

Directors: S. Winterstein, E. Varenzakis

578 16<sup>TH</sup> ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054


TEL: 011-5745700 • FAX: 011-5745709

EMAIL: INFO@WHAUCTIONS.COM • WEB: 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.



## 8. MUNICIPAL ACCOUNTS



a world class African city

Computer generated  
**COPY OF TAX INVOICE**

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: 4780117134    VAT NO: PIOTUP: 4780191282  
VAT NO: JOHANNESBURG WATER: 4270191077    VAT NO: CITY POWER: 4710191182

Date	2017/01/12
Statement for	January 2017
Physical Address	71 ETHEL STREET
Stand No./Portion	00000699 - 00014 - 00
Township	FONTAINEBLEAU

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
1430 m2	1	2013/07/01	L	Market Value R 3,660,000.00	Region B WARD 104

Invoice Number: 5200290704

Next Reading Date: 2017/02/02

Client VAT Number:

Deposit: R 12,697.01


**Account Number: 553564111**

**PIN CODE: xxxxxx**

Previous Account Balance	63,805.63
Less: Incoming Payment (Last Payment Made 2017/01/04)	- 9,901.83
Sub Total	53,903.80
Interest on Arrears	67.93
Current Charges (Excl. VAT)	9,279.73
VAT @ 14%	1,019.98

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due
31,055.88	0.00	12,147.59	21,067.97	0.00	64,271.44	<b>64,271.44</b>
						Due Date
						<b>2017/02/02</b>


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.



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

**EasyPay** EasyPay 91115 5535641111

Postal Office 0146 553564111



518008800111159 55356411107

Date: 2017/01/12  
Acc. No.: 553564111

**Standard Bank** City of Johannesburg banking details:  
Internet banking - Use the banks pre-loaded Company details  
Std SA branch deposits - CIN no AAA5 to be used in place of bank acc. nr.  
Client Account No/Deposit Reference 553564111

Total Due	<b>64,271.44</b>
Due Date	<b>2017/02/02</b>

WH AUCTIONEERS PROPERTIES (PTY) LTD.

Company Registration Nr.: 2012/202070/07

Directors: S. Winterstein, E. Varenzakis

578 16<sup>TH</sup> ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • FAX: 011-5745709

EMAIL: INFO@WHAUCTIONS.COM • WEB: 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.





Account Number: 553564111

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Residential The property rates are based on the market values of the property and are calculated as follows: R 3,660,000.00 X R 0.0069160 / 12 ( Billing Period 2017/01 ) Less rates on first R200 000.00 of market value VAT: 0 %			
		2,109.38 - 115.27 0.00	1,994.11

Johannesburg Water Water & Sanitation	VAT 4270191077	Sub - Total	Total Amount
(Reading period = 2016/12/10 to 2017/01/12 = 34 days) Meter readings and consumption: Meter no C-HJK1942 start reading 5,009.027 and end reading 5,277.035 = 268.008 KL - Estimated Reading Daily average consumption 7.883 KL Charges for 268.008 KL are based on a sliding scale for a 34 day period Step 1 80.427 KL @ R 0.0000 Step 2 53.618 KL @ R 7.1400 Step 3 67.023 KL @ R 12.070 Step 4 66.941 KL @ R 17.850 Extended Social Package Grant Sewer availability charge ( Billing Period 2017/01 ) VAT: 14.00%			
		2,373.30 0.00 3,580.32 833.50	6,787.12

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
WASTE MANAGEMENT SERVICE Refuse removal VAT: 14.00%			
		1,332.00 186.48	1,518.48

**Current Charges (Including VAT)**

**10299.71**

**Where can a payment be made?**

Any CoJ Office, any Post Office, any EasyPay site, any bank (branch, ATM or internet site).  
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER.

**How to make a payment**

By debit order, cash or debit card.  
KEEP ALL RECEIPTS FOR FUTURE REFERENCE

**When to make a payment!**

Payments must reach the 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 services?**

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.

**WH AUCTIONEERS PROPERTIES (PTY) LTD.**

Company Registration Nr.: 2012/202070/07

Directors: S. Winterstein, E. Varenzakis

578 16<sup>TH</sup> ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • FAX: 011-5745709

EMAIL: INFO@WHAUCTIONS.COM • WEB: 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.



a world class African city

Computer generated  
**COPY OF TAX INVOICE**

You can contact us in the following ways

- Phone:  
Tel: 0860 56 28 74  
Fax: (011) 358-3400/9
- Correspondence:  
P O BOX 5000  
JOHANNESBURG  
2000
- E-mail:  
joburgconnect@joburg.org.za

VAT NO. CITY OF JOHANNESBURG: 4780117194    VAT NO. PIKITUP: 4790191292  
VAT NO. JOHANNESBURG WATER: 4270191077    VAT NO. CITY POWER: 4710191182

Date	2017/01/04
Statement for	January 2017
Physical Address	71 ETHEL STREET
Stand No./Portion	00000699 - 00014 - 00
Township	FONTAINEBLEAU

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
1430 m2	1		U		Region B WARD 104

Invoice Number: 184002470766	Next Reading Date: 2017/01/25
Client VAT Number:	Deposit: R 12,697.01

**Account Number: 553564111**

**PIN CODE: xxxxxx**

Previous Account Balance	64,939.09
Less: Incoming Payment (Last Payment Made 2016/12/20)	- 11,833.79
Sub Total	53,105.30
Interest on Arrears	172.46
Current Charges (Excl. VAT)	9,234.97
VAT @ 14%	1,292.90

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due
31,055.88	0.00	22,049.42	10,700.33	0.00	63,805.63	63,805.63
						Due Date
						2017/01/25

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.

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

EasyPay 91115 5535641111

Postal Office 0146 553564111

516009900111159 55356411107

Date: 2017/01/04  
Acc. No.: 553564111

**Standard Bank** City of Johannesburg: Banking details  
Internet banking - Use the banks pre-loaded Company details  
SBSA branch deposits - CIN no AA45 to be used in place of bank acc. nr.  
Client Account No./Account Reference 553564111

Total Due	63,805.63
Due Date	2017/01/25

**WH AUCTIONEERS PROPERTIES (PTY) LTD.**

Company Registration Nr.: 2012/202070/07

Directors: S. Winterstein, E. Varenzakis




578 16<sup>TH</sup> ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • FAX: 011-5745709

EMAIL: INFO@WHAUCTIONS.COM • WEB: 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.



**Account Number: 553564111**

City Power Electricity	VAT 4710191182	Sub - Total	Total Amount
<small>(Reading period = 2016/12/02 to 2017/01/01 = 31 days)</small>			
<small>Energy meter readings and consumption: Meter no 63036126 start reading 51,594.000 and end reading 53,134.000 = 1,540.000 kWh - Actual Reading</small>			
<small>Energy meter readings and consumption: Meter no 63036126 start reading 212,153.000 and end reading 218,357.000 = 6,204.000 kWh - Actual Reading</small>			
<small>Daily average consumption 249.806 kWh</small>			
<small>Charges for 7,744.000 kWh are based on a sliding scale for a 31 day period</small>			
<small>Step 1 6,110.883 kWh @ R 1.0818 ( Billing Period 2017/01 )</small>		8,638.26	
<small>Step 2 1,633.117 kWh @ R 1.2415</small>			
<small>Extended Social Package Grant</small>		0.00	
<small>Demand side management levy Demand side management levy</small>		32.66	
<small>Service charge</small>		112.02	
<small>Network charge</small>		452.03	
<small>VAT: 14.00%</small>		1,292.90	10,527.87

**Current Charges (Including VAT)**

**10527.87**

**Where can a payment be made?**  
Any CoJ Office, any Post Office, any EasyPay site, any bank (branch, ATM or internet site).  
**YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER**

**How to make a payment**  
By debit order, cash or debit card.  
**KEEP ALL RECEIPTS FOR FUTURE REFERENCE**

**When to make a payment**  
Payments must reach the 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 services?**  
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.

**WH AUCTIONEERS PROPERTIES (PTY) LTD.**

Company Registration Nr.: 2012/202070/07

Directors: S. Winterstein, E. Varenzakis

578 16<sup>TH</sup> ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • FAX: 011-5745709

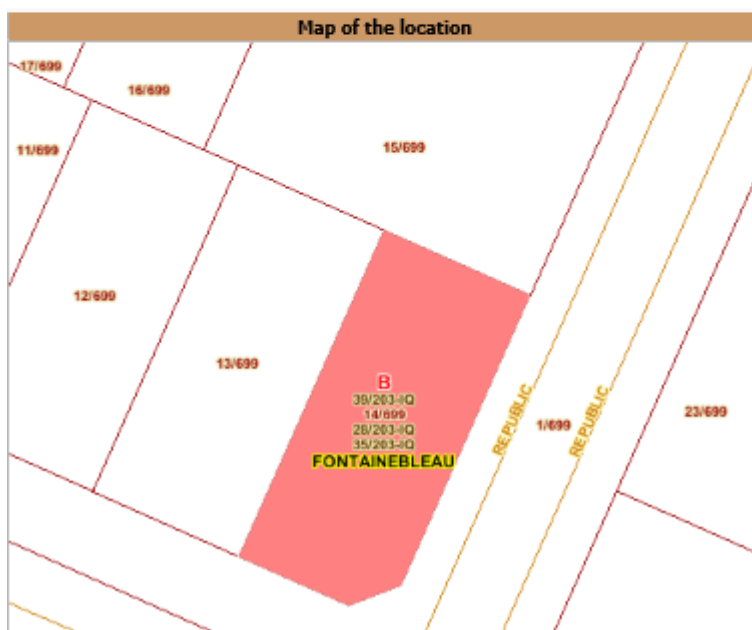
EMAIL: INFO@WHAUCTIONS.COM • WEB: WWW.WHAUCTIONS.COM

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.



## 9. ZONING INFORMATION

Township	FONTAINEBLEAU
SG ID	T0IQ013000000006990001400
Land type	ERVEN
Status	REGISTERED
Stand number	14/699
Region	B
Ward number	104
Area(m <sup>2</sup> )	1417.74872725
Market value	
Owner	
Zoning	Residential 4



WH AUCTIONEERS PROPERTIES (PTY) LTD.

Company Registration Nr.: 2012/202070/07

Directors: S. Winterstein, E. Varenzakis

578 16<sup>TH</sup> ROAD, RANDJES PARK, MIDRAND, 1685 • PO BOX 557, KELVIN, 2054

TEL: 011-5745700 • FAX: 011-5745709

EMAIL: INFO@WHAUCTIONS.COM • WEB: 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.