



**AUCTIONEERS**

**AUCTION**

## Listed Fund Property Disposal

### Industrial Warehousing

**33 VAN ECK STREET | CHAMDOR**

Erf 86 Chamdor



**Auction Date & Time:**

October 28, 2015 @ 12H00

**Venue:**

WH AUCTIONEERS

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

Midrand

**Auctioneers:**

Shannon Winterstein – (084) 520-5000

Contact for further info:

**Howard Lichter**

Cell: (079) 956-3396 • Email: [howardl@whauctions.com](mailto:howardl@whauctions.com)

WH Auctioneers Properties (Pty) Ltd

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

Tel: (011) 574-5700

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



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## 1. RULES OF AUCTION

Auction Venue : WH AUCTIONEERS – HEAD OFFICE

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

Auction Date: October 28, 2015

Auction Time: 12H00

Contact Details of Auctioneer / Auction House :

Tel : (011) 574-5700; Fax : (011) 574-5709 ; Email address : shannonw@whauctions.com

Terms of payment : EFT or Bank Guaranteed Cheque

### **Auctioneers Commission : 10% (ten percent) ex VAT of the Purchase Price .**

1. The Auctioneer at all times acts as Agent for and on behalf of the Seller of the goods.
2. The Auction shall commence at the published time and will not be delayed or postponed.
3. The Bidders record and vendors roll will be available at the Auction House during normal working hours.
4. The Property is sold subject to \_\_\_\_\_ days confirmation.
5. The Seller, the auctioneer or a representative of the seller, may bid up to the reserve price at the auction. The auctioneer or person associated with the seller, may not bid at the sale above the reserve price. Should such a bid happen, the sale is voidable at the instance of a consumer as defined in terms of the Consumer Protection Act.
6. The auctioneers have the right to bid on the auction up to a reserve price as mandated by the seller.
7. In the event that the auction is for any purpose other than that of a voluntary disposal of goods, the auctioneer shall announce the reason for auction.
8. Proxy bidders will be required to present written authorisation and details of the proxy or entity on whose behalf the Purchaser is bidding and shall verify his / her details or if applicable the details of the person on whose behalf he / she shall bid by way of identity document and proof of address in accordance with the requirements of the Financial Intelligence Centre Act. Failure to register in accordance with the requirements of the bidders roll will result in disqualification from the bidding process.
9. All bids are exclusive of VAT.
10. The Seller and / or Auctioneer do not warrant vacant occupation.
11. All funds received from the Auction will be deposited into the Auctioneers trust account, the interest in respect of which will accrue for the benefit of the Seller.
12. Any improvements, additions or modifications to the property are the entire responsibility of the Purchaser.
13. The Seller will not, in the event of eviction procedures instituted by the Purchaser, be liable therefore, or for any consequential damages howsoever caused.
14. The Purchaser shall be bound by these Rules and all announcements made by the Auctioneer at the commencement of and during the sale, whether or not he is present at the time of making such announcements.
15. The certificate of compliance is for the Purchasers account.

WH AUCTIONEERS PROPERTIES (PTY) LTD

Company Registration Nr.: 2012/202070/07

Director: S. Winterstein

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.



**AUCTIONEERS**

The way auctions should be.

16. In the event of the Seller instituting legal proceedings against the Purchaser, the following provision shall apply :
- a) Such proceedings may be at the election of the Seller or the Auctioneer be instituted in magistrate's court, having jurisdiction over the person of the Purchaser, in terms of Section 28 of the Magistrate's Court Act No. 32 of 1944, notwithstanding the fact that the claim of the value of the matter in dispute might exceed the jurisdiction of such magistrate's Court, and
  - b) The Seller shall be entitled to claim payment of the legal costs from the Purchaser on an attorney and client basis, and
  - c) The Purchaser shall be deemed to have selected and appointed as his domicilium citandi et executandi the address inserted by him / her on the buyer's card/s signed by him / her.
  - d) A certificate issued under the hand of the Auctioneer setting forth the amount of the Purchaser's liability arising from and out of any sale by the Auctioneer shall constitute conclusive proof of such indebtedness by the Purchaser and shall further constitute a liquid document for the purpose of provisional sentence, summary judgment or otherwise.
17. The Purchaser, should he / she sign the conditions and / or be the successful bidder on any lot/s in a representative capacity, hereby binds himself as surety and co-principal debtor for all the obligations of the concern that he represents.

Dated at \_\_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_ 2015

SIGNED BY \_\_\_\_\_ in his capacity as auctioneer, who by signature hereof warrants that the requirements of Section 45 of the Consumer Protection Act 68 of 2008 have been complied with.

\_\_\_\_\_  
SIGNATURE OF AUCTIONEER

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## 2. GENERAL

Property Address: 33 Van Eck Street, Chamdor, Krugersdorp, Gauteng  
Erf No. Suburb & City: 86 Chamdor, Krugersdorp, Gauteng

## 3. TITLE DEED INFORMATION

Registration Division: City of Johannesburg  
Title Deed No.: T19772/2002  
Zoning: Industrial 2  
Height: Unlimited  
Land Size: 31,204m<sup>2</sup>  
GLA: 10,790m<sup>2</sup>

## 4. LOCALITY

The subject property is situated on Van Eck Street in the Industrial Township of Chamdor, just outside Krugersdorp. Krugersdorp has a modern business centre and shopping malls alongside many smaller shops, schools, and necessary amenities.

Krugersdorp is served marginally by the Jack Taylor Airfield which is easily accessible from Pretoria via the R28/N14 highway, and more commonly by the N1 highway, Lanseria International Airport on the R511 which is used for travel to Pretoria, and OR Tambo International Airport which is South Africa's main international airport located in Johannesburg.

Chamdor is a large industrial area, which houses many manufacturers and companies requiring premises to store and/or distribute Nationally and Locally. Van Eck Street is the main street that runs through Chamdor, with other companies such as Sasko and SAB situated down the road. 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.



The GPS co-ordinates for the property are as follows:

S - 26°08'54.8"

E - 27°48'12.7"



## 5. DESCRIPTION OF IMPROVEMENTS

The property consists of **5** primary structures and several smaller structures (guard houses, Electric rooms etc.) as well as a large piece of vacant land. The main structure is an open sided warehouse measuring **7, 314m<sup>2</sup>** which is used to store timber. The second structure is a truss plant measuring **1, 101m<sup>2</sup>** which is used to store smaller 'hardware' items. The third structure is a retail outlet measuring **1,141m<sup>2</sup>**. The fourth structure is an Office Block measuring **233m<sup>2</sup>** and the 5<sup>th</sup> structure is the repair shop which measures **341m<sup>2</sup>**.

Roof:	Steel
Internal Walls:	Warehouse - IBR Sheeting Offices brickwork plastered and painted)
Floors:	Warehouse and repair shops - Concrete Slabs Offices - Tiled
Condition:	The building is in a good condition requiring ongoing maintenance. The roof structure has just undergone major repairs.

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## 6. LEASE INFORMATION

The current tenant is Iliad International T/A Buco. The current lease commenced on March 1, 2015 and expires February 28, 2018.

*In terms of the lease conditions the Tenant is responsible for the Interior & Exterior maintenance as well as the roof and structure of the building. Excluded from the Monthly Rental is vat, electricity, water, sewer and any other levy charged by council on the municipal account (See attached Lease Agreement).*

<b>TENANT:</b>	Iliad Africa T/A Buco (Single Tenant)
<b>GLA:</b>	10,790m <sup>2</sup>
<b>LEASE TERM:</b>	3 years commencing March 1, 2015
<b>LEASE TYPE</b>	Full Repairing Lease aka Triple Net Lease
<b>RENTAL RATE / m<sup>2</sup></b>	R 22.00/m <sup>2</sup> (including assessment rates & insurance)
<b>ESCALATION</b>	8% / annum compounded

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**7. ZONING CERTIFICATE**

SIC(88)12

STADSRAAD VAN KRUGERSDORF/TOWN COUNCIL OF KRUGERSDORF  
TOWN ENGINEER'S DEPARTMENT/DEPARTEMENT VAN DIE STADSIENGENIEUR

119980328

INLIGTING AANGAANDE ERF/INFORMATION REGARDING ERF

NAAM/NAME: \_\_\_\_\_

ADRES/ADDRESS: \_\_\_\_\_

TELEFOON NR / TELEPHONE NO: \_\_\_\_\_

HANDEKENING / SIGNATURE: \_\_\_\_\_

Gelieve die volgende inligting te verskaf van/Please supply the following information of

ERF NR / ERF NO: 86      DORPSGEBIED / TOWNSHIP: CHAMDOR

STRAAT / STREET: VAN ECK      NOEMER / NUMBER: 37

*Chamdor*

SONERING / ZONING	INDUSTRIAL 2
DEKKING / COVERAGE	85%
BOULYN / BUILDING LINE	10,667m (TFS)
V.O.V. / F.A.R.	—
OOP RUIMTE / OPEN SPACE	—
PARKERING / PARKING	1 PER 100m <sup>2</sup> FLOOR AREA PLUS 2 PER 100m <sup>2</sup> OFFICE FLOOR AREA
OPPERVLAKTE / AREA	3,1204 ha
SERVITUUT / SERVITUDE	—
RIOOL AANSLUITING / SEWER CONNECTION	—
ANDER / OTHER	HEIGHT UNLIMITED

Hierdie inligting word uitgereik met dien verstande dat die grondeienaar steeds onderworpe sal  
This information is supplied with the specific understanding that the landowner will still be  
wees aan enige verdere beperkings opgelê deur die Tzelaake, stigtingsvoorwaardes, Dorpsplan-  
subject to any further restriction imposed by title deed, condition of establishment, town plan-  
ningskema en/of ander toepaslike wetgewing.  
ning scheme and/or any other applicable legislation.

KRUGERSDORP DOORGANGSRaad  
KRUGERSDORP TRANSITIONAL LOCAL COUNCIL

*[Signature]*  
vir/for STADSIENGENIEUR/TOWN ENGINEER

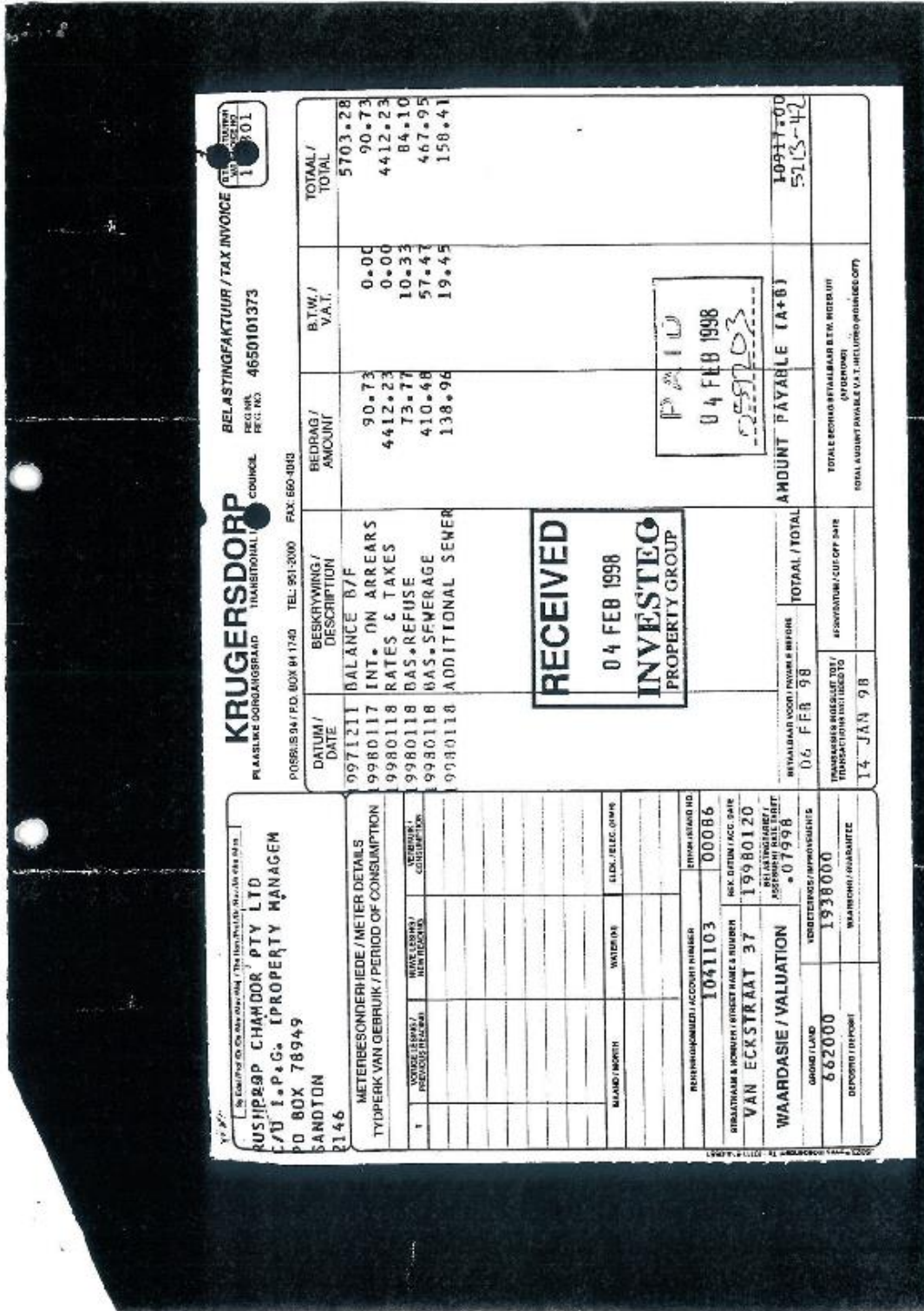
WH AUCTIONEERS PROPERTIES (PTY) LTD

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**KRUGERSDORP**  
 PLAASLIKE OORLOGSBRAAD / TRANSITIONALE RAAD / COUNCIL  
 BELASTINGFAKTUUR / TAX INVOICE  
 REG. NR. 4650101373  
 FOSBOS 04/ P.O. BOX 84 1740 TEL: 951-3000 FAX: 660-4043

**RUSHPEEP CHAMDOR PTY LTD**  
 T/O I.P.G. (PROPERTY MANAGEM  
 SANDTON  
 P.O. BOX 78949  
 2146

METERBESONDERHEDE / METER DETAILS  
 TYPESPEK VAN GEBRUIK / PERIOD OF CONSUMPTION

T	WONDE / EENWY / PREVIOUS PERIOD	HOWE / LEENWY / NEW PERIOD	VERBODEN / CONSUMPTION	WATERDIE	SLUK / VELE. GEMK

REKENINGNUMMER / ACCOUNT NUMBER: 1041103  
 REKENINGNUMMER / ACCOUNT NUMBER: 00086  
 OORLOGSBRAAD / OORLOGSBRAAD / OORLOGSBRAAD: VAN ECKSTRAAT 37  
 WARDASIE / VALUATION: 19980120  
 WARDASIE / VALUATION: 19980120

GROND / LAND: 662000  
 DEPOSITUM / DEPOSITUM: 1938000  
 WAARBICHT / WAARBICHT

DATUM / DATE	BESKRYWING / DESCRIPTION	BEDRAG / AMOUNT	B.T.W. / V.A.T.	TOTAAL / TOTAL
9971211	BALANCE B/F			5703.28
9980117	INT. ON ARREARS	90.73	0.00	90.73
9980118	RATES & TAXES	4412.23	0.00	4412.23
9980118	GAS REFUSE	73.77	10.33	84.10
9980118	GAS SEWERAGE	410.48	57.47	467.95
9980118	ADDITIONAL SEWER	138.96	19.45	158.41

**RECEIVED**  
 04 FEB 1998  
**INVESTEC**  
 PROPERTY GROUP

AMOUNT PAYABLE (A+B) 10911.00  
 5105.42

TOTAAL RECHENING / RECHENING TOTAAL: 10911.00  
 TOTAAL RECHENING / RECHENING TOTAAL: 5105.42

RECHENINGNUMMER / ACCOUNT NUMBER: 06 FEB 98  
 RECHENINGNUMMER / ACCOUNT NUMBER: 14 JAN 98

WH AUCTIONEERS PROPERTIES (PTY) LTD  
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## 8. FLOOR PLAN



**9. FLOOR SIZES**

<b>PROPERTY DESCRIPTION</b>	<b>GLA (m<sup>2</sup>)</b>
<b>Warehouse</b>	<b>7,314</b>
<b>Repair Shop</b>	<b>341</b>
<b>Hardware Sales</b>	<b>1,141</b>
<b>Ablutions</b>	<b>158</b>
<b>Shed</b>	<b>152</b>
<b>Truss Plant</b>	<b>1,101</b>
<b>Timber Shed</b>	<b>144</b>
<b>Offices</b>	<b>233</b>
<b>Toilets</b>	<b>31</b>
<b>Guard House</b>	<b>26</b>
<b>Security Shed</b>	<b>10</b>
<b>Prefab. 1</b>	<b>39</b>
<b>Prefab. 2</b>	<b>30</b>
<b>Mezzanine</b>	<b>69</b>
	<b>10,790</b>

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10. SITE PLAN



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## 11. MUNICIPAL ACCOUNTS

<b>Mogale City</b> Local Municipality		PO BOX 84, KRUGERSDORP 1740 (0861) 664 253 (011) 660 4043		<b>TAX INVOICE</b> Vat Reg. No. 4000142234			
METBOARD PROP LTD 37 VAN ECK STREET		ACCOUNT No. 007000086000003 INVOICE No. 1504026594 CLIENT'S VAT No. DATE OF ACCOUNT 2015/05/08					
DATE	DESCRIPTION	LEVY	VAT	TOTAL			
	Balance b/forward			20590.63			
20150430	Bank transC011820022 007000086000002905			20437.87-			
20150430	Bank trans2000000152 DIRECT BANKING			20437.87-			
<b>Electricity</b>							
	Bulk High Voltage three part fixed charge(1x480	4805.98	672.84	5478.82			
	0274 Environmental Electricity Le (5040x0.0403)	203.11	28.44	231.55			
	KWH 40						
	ulk High Voltage Three part kWh (5040x0.8076)	4070.30	569.84	4640.14			
	KWH 40 7421 7435 14						
	BULK HIGH VOLTAGE THREE PART KVA (47x80.76)	3795.72	531.40	4327.12			
	KVA 40 130 130						
<b>Water</b>							
	WATER BUSINESS CONSUMPTION	4826.52	675.71	5502.23			
	C-UJA 5257 9722 9968 246						
	20150506 Journal0043771020 RECONCILE			0.00			
				17701.63	2478.23	20179.86	
SERVICE	METER No	PREV. READING	NEW READING	CONSUMPTION	AREA/VP	DEPOSIT	ACCOUNT FOR PERIOD
E	KWH 40	7421	7435	14	31204 / 007000086	57383.16	April 2015
E	KWH 40		130	130			PROPERTY VALUATION
E	KVA 40						
W	C-UJA 5257	9722	9968	246			
TRANSACTIONS INCLUDED TO 2015/04/30					TOTAL NOW DUE		105.25-

CON4pr151

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<b>MOGALE CITY</b> LOCAL MUNICIPALITY		THIS SLIP MUST ACCOMPANY PAYMENT PLEASE DO NOT DETACH BY POSTING AT THE POST OFFICE. CHEQUES ISSUED TO MOGALE CITY MUNICIPALITY AND TO BE RECEIVED BEFORE DUE DATE. POST DATED CHEQUES ARE NOT ACCEPTABLE.		9 1998 00 70000 8 600000 8	
<b>REMITTANCE ADVICE</b>					
METBOARD PROP LTD 105.25- 007000086000003 2015/05/31					
M65 M65					
<b>Standard Bank</b>		<b>M65 Credit Transfer</b>		Dealer's date stamp and signature	
Complete in duplicate To be used only for bank use only.		Date: 2015/05/31		Notes Coins Postal / Money orders Total cash	
<b>Mogale City Local Municipality</b>					
The Bank shall not be responsible for the accuracy of data reference books. Cheques, etc. handed in for collection, will only be available as cash when paid. While getting a good faith and according to our policy, the Bank will not accept responsibility for allowing that depositors' accounts/bills have been left to be cashed, etc. collected.					
Cheque deposited (Donor's name) Total credit * R					
M65 (M) E Customer Identity number: Amount * Transaction Code Dept Branch / H/F reference Reference 096N E E E 007000086000003 E					
Depositor's/Contact person's name		Contact telephone no.		Depositor's/Contact person's signature	
				Operator's initials	

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**AUCTIONEERS**

The way auctions should be.



METBOARD PROP LTD

37 VAN ECK STREET

PO BOX 94,  
KRUGERSDORP 1740  
(0861) 664 253  
(011) 660 4043

**TAX INVOICE**  
Val Reg. No. 4000142234

ACCOUNT No.	00700006000003
INVOICE No.	1503407573
CLIENT'S VAT No.	
DATE OF ACCOUNT	2015/04/08

DATE	DESCRIPTION	LEVY	VAT	TOTAL
	Balance b/forward			21529.77
20150310	Levy1503167382 WARNING FEE REVERSAL			152.76
20150310	Levy1503167383 WARNING FEE REVERSAL			152.76
20150310	Levy1503167384 ADMIN FEE REVERSAL			954.18
20150310	Levy1503167385 ADMIN FEE REVERSAL			954.18
20150310	Levy1503167386 ADMIN FEE REVERSAL			848.16
20150310	Interest2015031002 INTEREST REVERSAL			133.87
20150331	Admin feeADMIN FEE FD on 10/03/2015			152.76
20150331	Bank transC011650683 00700006000002678			18333.86
	<b>Electricity</b>			
	Bulk High Voltage three part fixed charge(1x480	4805.98	672.84	5478.82
	0274 Environmental Electricity I.e (5040x0.0403)	203.11	28.44	231.55
	KWH 40			
	ulk High Voltage Three part kWh (5040x0.8076)	4070.30	569.84	4640.14
	KWH 40 7407 7421 14			
	BULK HIGH VOLTAGE THREE PART kVa (43x80.76)	3472.68	486.18	3958.86
	KVA 40 119 119			
	Water			
	WATER BUSINESS CONSUMPTION	5375.88	752.82	6128.50
	C-UJA 5257 9448 9722 274			
		17927.95	2509.92	20437.87

SERVICE	METER No.	PREV. READING	NEW READING	CONSUMPTION	RATE	DEPOSIT	ACCOUNT FOR PERIOD
E	KWH 40				31204 / 007000086	57383.16	March 2015
E	KWH 40	7407	7421	14			
E	KVA 40		119	119			
W	C-UJA 5257	9448	9722	274			
					METER READING DATE		PROPERTY VALUATION
					2015/02/26 - 2015/03/26		6800000
TRANSACTIONS INCLUDED TO 2015/03/31					TOTAL NOW DUE	20590.63	

**MOGALE CITY**

LOCAL MUNICIPALITY

THIS STUB MUST ACCOMPANY PAYMENT PLEASE DO NOT DETACH IF PAYING AT THE POST OFFICE. CHECKS PAYABLE TO MOGALE CITY MUNICIPALITY AND TO BE RECEIVED BEFORE DUE DATE. POST DATED CHECKS ARE NOT ACCEPTABLE.

0728  
00700006000003

**REMITTANCE ADVICE**

METBOARD PROP LTD  
20590.63  
00700006000003  
2015/04/30

M65 M65



**M65 Credit Transfer**

Date: 2015/04/30

Complete in duplicate  
Shaded areas for bank use only

Teller's date stamp and signature		Notes	
		Cash	
		Postal / Money orders	
		Total cash	
Cheque presented (Drawer's name)			
		Total credit * R	

**Mogale City Local Municipality**

The Bank shall not be responsible for the accuracy of data reference fields. Cheques etc. handed in for collection will only be included as cash when paid. While acting as post bank and electronic funds transfer, the Bank will not accept responsibility for ensuring that depositors' accounts/balances have been fully checked etc. collected.

M65 (M) E	Customer Identity number	Amount *	Transaction code	Dep Branch ID# number	Reference
096N	E		E	E	E 007000086000003 E

Depositor's/Contact person's name: \_\_\_\_\_ Contact telephone no: \_\_\_\_\_ Depositor's/Contact person's signature: \_\_\_\_\_ Operator's initials: \_\_\_\_\_

The Standard Bank of South Africa (incorporated in South Africa) (Pty) Ltd. (Standard Bank) is a member of the Standard Bank Group (SAB Group). The SAB Group is a financial services group. The SAB Group is a member of the Standard Bank Group (SAB Group).



METBOARD PROP LTD  
37 VAN ECK STREET

PO BOX 94,  
KRUGERSDORP 1740  
(0861) 664 253  
(011) 660 4043

**TAX INVOICE**  
Vat Reg. No. 4000142234

ACCOUNT No.	007000086000003
INVOICE No.	1505502778
CLIENT'S VAT No.	
DATE OF ACCOUNT	2015/08/08

DATE	DESCRIPTION	LEVY	VAT	TOTAL
	Balance b/forward			105.25
	20150506 Journal0043771020 RECONCILE			0.00
	Electricity			
	Bulk High Voltage three part fixed charge(1x480	4805.98	672.84	5478.82
	0274 Environmental Electricity Le (5760x0.0403)	232.13	32.50	264.63
	KWH: 40			
	ulk High Voltage Three part kWh (5760x0.6076)	4661.78	651.25	5303.03
	KWH 40 7435 7451 18			
	BULK HIGH VOLTAGE THREE PART kVa (40x80.76)	3230.40	452.26	3682.66
	KVA 40 111 111			
	Water			
	WATER BUSINESS CONSUMPTION	4905.00	686.70	5591.70
	C-UJA 5257 9968 10218 250			
		17825.29	2496.55	20320.84

SERVICE	METER No	PREV. READING	NEW READING	CONSUMPTION	AREA/REF	DEPOSIT	ACCOUNT FOR PERIOD
E	KWH 40	7435	7451	18	31204 / 007000086	57383.16	May 2015
E	KVA 40		111	111			PROPERTY VALUATION
W	C-UJA 5257	9968	10218	250			
TRANSACTIONS INCLUDED TO 2015/05/31							
TOTAL NOW DUE						20215.59	

**MOGALE CITY** LOCAL MUNICIPALITY

THIS STUB MUST ACCOMPANY PAYMENT PLEASE DO NOT DETACH IF PAYING AT THE POST OFFICE CHECKS PAYABLE TO MOGALE CITY MUNICIPALITY AND TO BE RECEIVED BEFORE DUE DATE POST DATED CHECKS ARE NOT ACCEPTABLE

9 1996 00 70000 8 600000 8

REMITTANCE ADVICE

METBOARD PROP LTD  
20215.59  
007000086000003  
2015/06/30

007000086000003

M65 M65

Standard Bank

M65 Credit Transfer

Date: 2015/06/30

Consolidate in duplicate  
Should amount be available only

Mogale City Local Municipality

The Bank shall not be responsible for the accuracy of data reference holds. Cheques, etc. handed in for collection will only be available as cash when paid. While acting in good faith and exercising reasonable care, the Bank will not accept responsibility for ensuring that depositors' orders and cheques have been paid to the proper, etc. addressee.

M65 (M) E

Customer Identity number	Amount *	Transaction code	Dep Branch ID/number	Reference
096NE		E	E	007000086000003E

Depositor's/Contact person's name      Contact telephone no      Depositor's/Contact person's signature      Operator's initials

\* The value of the amount in Rand (R) is: R007000086000003



## 12. SITE PHOTOGRAPHS



WH AUCTIONEERS PROPERTIES (PTY) LTD

Company Registration Nr.: 2012/202070/07

Director: S. Winterstein

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.