



**AUCTIONEERS**

In association with



# PROPERTY ON AUCTION

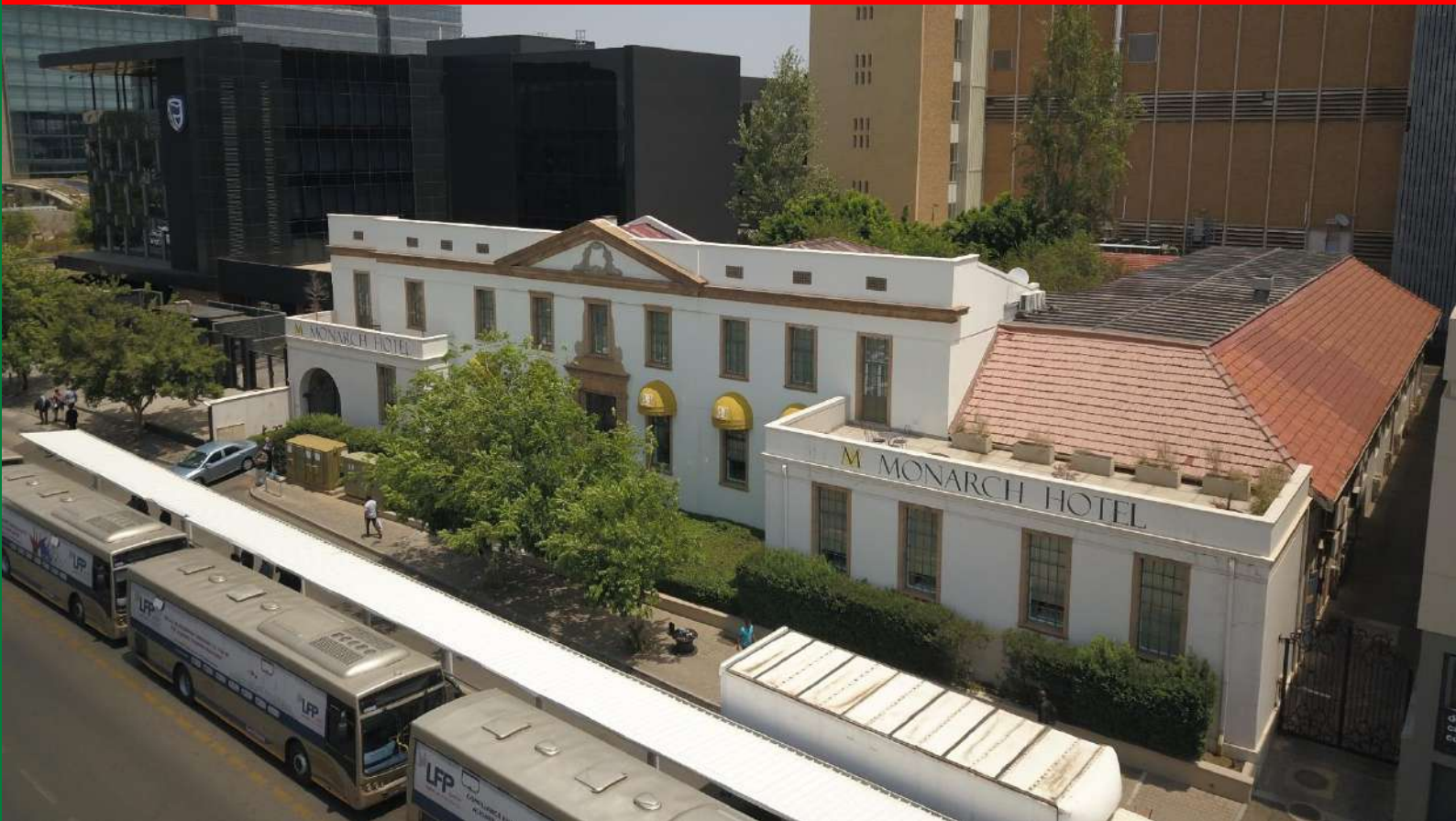
**THE MONARCH HOTEL – ROSEBANK CBD**

**LANDMARK SITE**

**OPPOSITE ROSEBANK GAUTRAIN STATION**

**PRIME REDEVELOPMENT OPPORTUNITY**

**BANK INSTRUCTION / R B MERIT INVESTMENTS (PTY) LTD IN BUSINESS RESCUE**



**Auction Date & Time:** Wednesday 5 February 2020 – 12h00

**Auction Venue:** Live On-site at 167 Oxford Road, Rosebank

**Webcast bidding available**

**Auctioneer:** Joshua Pelkowitz/Tim Varenzakis

**Viewing:** By Appointment and on the Auction Day

WH Auctioneers Properties (Pty) Ltd  
578 16<sup>th</sup> Road, Randjespark, Midrand  
Tel: 0115745700

[www.whproperties.co.za](http://www.whproperties.co.za)

Contact for further info:

**Joshua Pelkowitz**

Cell: 072 536 5482 • Email: [joshuap@whauctions.com](mailto:joshuap@whauctions.com)



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### WH AUCTIONEERS PROPERTIES (PTY) LTD.

Company Registration Nr.: 2012/202070/07

Directors: S. Winterstein, E. Varenzakis

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## 1. BACKGROUND AND REASON FOR DISPOSAL

WH Auctioneers Properties and 4 Dimension Auctions have been duly instructed by the Business Rescue practitioner, on behalf of the secured creditors to dispose of the property known as The Monarch Hotel, by way of public auction.

The property-owning company, R B Merit Investments (Pty) Ltd is currently in business rescue and as a result the **property will be sold vacant** and not as an operational hotel.

The **furniture and other movable assets** will be sold **SEPARATELY** at 10h30am on 5 February by WH Auctioneers. See website for details – [www.whauctions.com](http://www.whauctions.com).

The **artwork** will be sold by Strauss & Co at 18h00 on 5 February 2020. See their website for details – [www.straussart.co.za](http://www.straussart.co.za).

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## 2. GUIDELINE FOR THE AUCTION

**Auction Date & Venue:** Wednesday 5 February at 12pm on site, 167 Oxford Road

**Registration:** Bidders can register at any time prior to auction by contacting the auction house or from 10:00am on auction day at the above- mentioned venue. Identity and FICA documents are required in order to register for the auction.

All potential buyers are required to pay a registration fee of **R100 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. **Cash will NOT be accepted at the venue.**

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 set out in the Rules of Auction.

**Registration Fee:** R100 000.00 (Refundable to unsuccessful bidders)

**Deposit:** 21.5% of hammer price

**Confirmation period:** 7 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 100 000.00

Buyers comm. (10%) R 10 000.00

VAT on the Buyer's Premium R 1 500.00

**Total Purchase Price R 111 500.00**

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 21.5% is payable on the fall of the hammer. This percentage is made up of the commission payable by the successful bidder of 10% plus VAT (namely, 11.5%) 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:**

Joshua Pelkowitz: 072 536 5482

WH Auctioneers offices: 011 574 5700

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### 3. GENERAL

Property Address: 167 Oxford Road, Rosebank, Johannesburg

Erf & Suburb & City: Portion 1 of Erf 12 Rosebank

### 4. TITLE DEED INFORMATION

Deeds Office: Johannesburg

Title Deed No. T59140/2005

Erf Size: 2 620m<sup>2</sup>

	Permissible		Actual	
Zoning	Business 1		Boutique Hotel	
FAR / Bulk	2.1	5502 m <sup>2</sup>	1.12	2934 m <sup>2</sup>
			Available	2568 m <sup>2</sup>
Height	3 Storeys		2 Storey	
Coverage	70%	1834 m <sup>2</sup>	58%	1530 m <sup>2</sup>
			Available	304 m <sup>2</sup>
Building Lines	Street boundary:	5 m	Street boundary:	5 m
	Other boundaries:	0 m	Other boundaries:	2 m
Parking bays	Boutique Hotel	1 Bay per room	Provided: Ample open and covered on-site parking bays provided.	
	Bays required	29 Bays required		

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## 5. LOCALITY

The property is situated in Rosebank which is an established mixed-use node and Johannesburg's fastest growing and developing business district. Surrounding suburbs include Hyde Park (north), Parkhurst (west), Saxonwold (south) and Melrose Estate (east).

On a micro level, the property is very well situated directly opposite the Rosebank Gautrain Station, close to the Oxford Road / Baker Street intersection. It is situated at number 167 Oxford Road, Rosebank, with Oxford Road being one of the major arterial routes in Johannesburg linking the old CBD with Rosebank and Sandton. This is a prominent locality and the property enjoys direct exposure onto Oxford Road. Almost all properties in the immediate vicinity have recently been either redeveloped or completely refurbished, which *inter alia* include the following:

- The new Standard Bank campus comprising two newly erected multi storey buildings is directly south of the subject property. These buildings were constructed during 2011/2012 and 2017 respectively.
- The Rosebank Mall on the western boundary of the subject property was refurbished during approximately 2010.
- A new multi storey office block known as Oxford & Glenhove was constructed close to the subject property during approximately 2016/7. Surrounding properties comprise average dwellings compared to the area standard as well as similar guest house accommodation.



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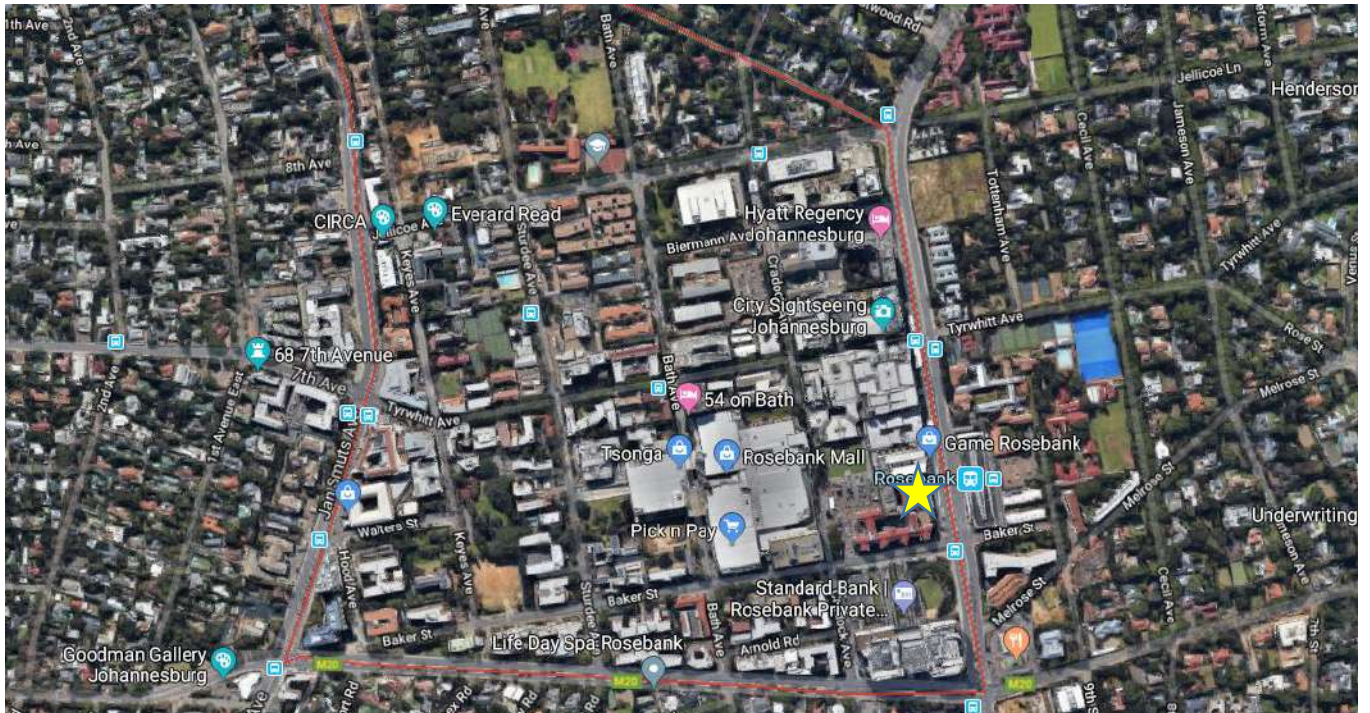
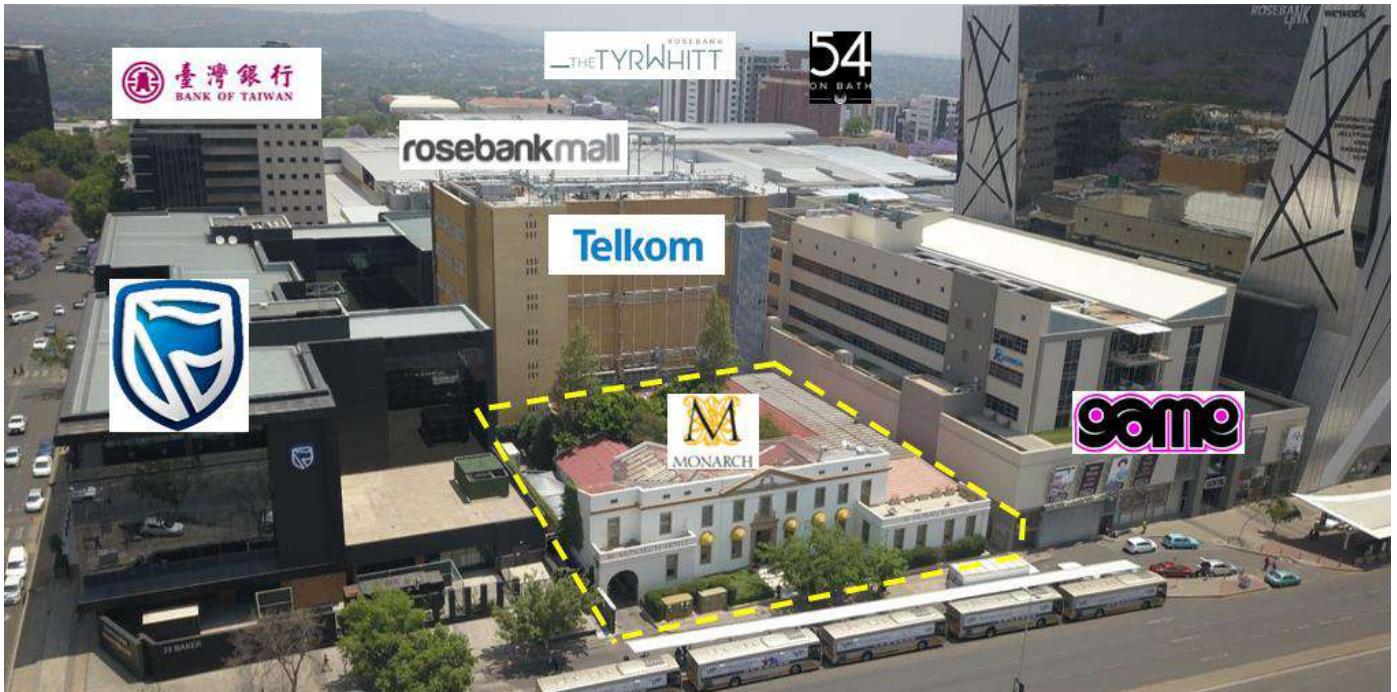
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**BANK INSTRUCTION  
BUSINESS RESCUE**

THE MONARCH HOTEL – Rosebank CBD



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## 6. DESCRIPTION OF IMPROVEMENTS

The property currently comprises a 5-star, 12 room Boutique Hotel known as the Monarch Hotel. The building was originally constructed in 1924 and was the original telephone exchange, which was later converted into the Saxonwold Post office in the 1930's. The building was finally converted into a boutique hotel in the mid 2000's.

It is improved with a U-shaped plastered and painted brick structure that is covered with a part pitched, part mono-pitched timber framed Harvey and cement tiled roof. Internal fittings and finishes are of high quality, comprising tiled and carpeted floors and modern bathroom fittings. The building is constructed over three floors, offering the following accommodation:

a) **Basement** – this part of the building offers a strong room, staff ablutions, offices, linen storage area, cold storage area and staff bathrooms. Finishes are basic.

b) **Ground floor** – this floor provides direct access to Oxford Road as well as the garden area. Accommodation on this floor comprises the main entrance / reception, 7 hotel multiple rooms/suites inclusive of bathrooms, public ablutions, lounge/bar, restaurant area with industrial kitchen, coffee station, cigar lounge, boardroom, offices and passages / stairs.

c) **First floor** – this level is smaller than the ground floor and offers 5 hotel rooms/suites, a kitchen, server room and house-keeping areas.

d) Additional site improvements comprise the following:

- Back-up generator
- Shaded parking bays
- Perimeter fencing
- Paved areas with demarcated parking bays

e) **Site access & parking** – Road access to the property is good and the road infrastructure is well designed and properly maintained. It is however important to note that access onto the subject site is behind the Gautrain bus terminus. There are not sufficient on-site open and covered parking bays available to guests and additional parking is available at the Rosebank Mall parking lot / garage (at a cost).

### Building Measurements

	GBA	GLA
Ground Floor	1 530m <sup>2</sup>	1 530m <sup>2</sup>
First Floor	1 054m <sup>2</sup>	1 054m <sup>2</sup>
Basement	350m <sup>2</sup>	350m <sup>2</sup>
<b>Total</b>	<b>2 934m<sup>2</sup></b>	<b>2 934m<sup>2</sup></b>

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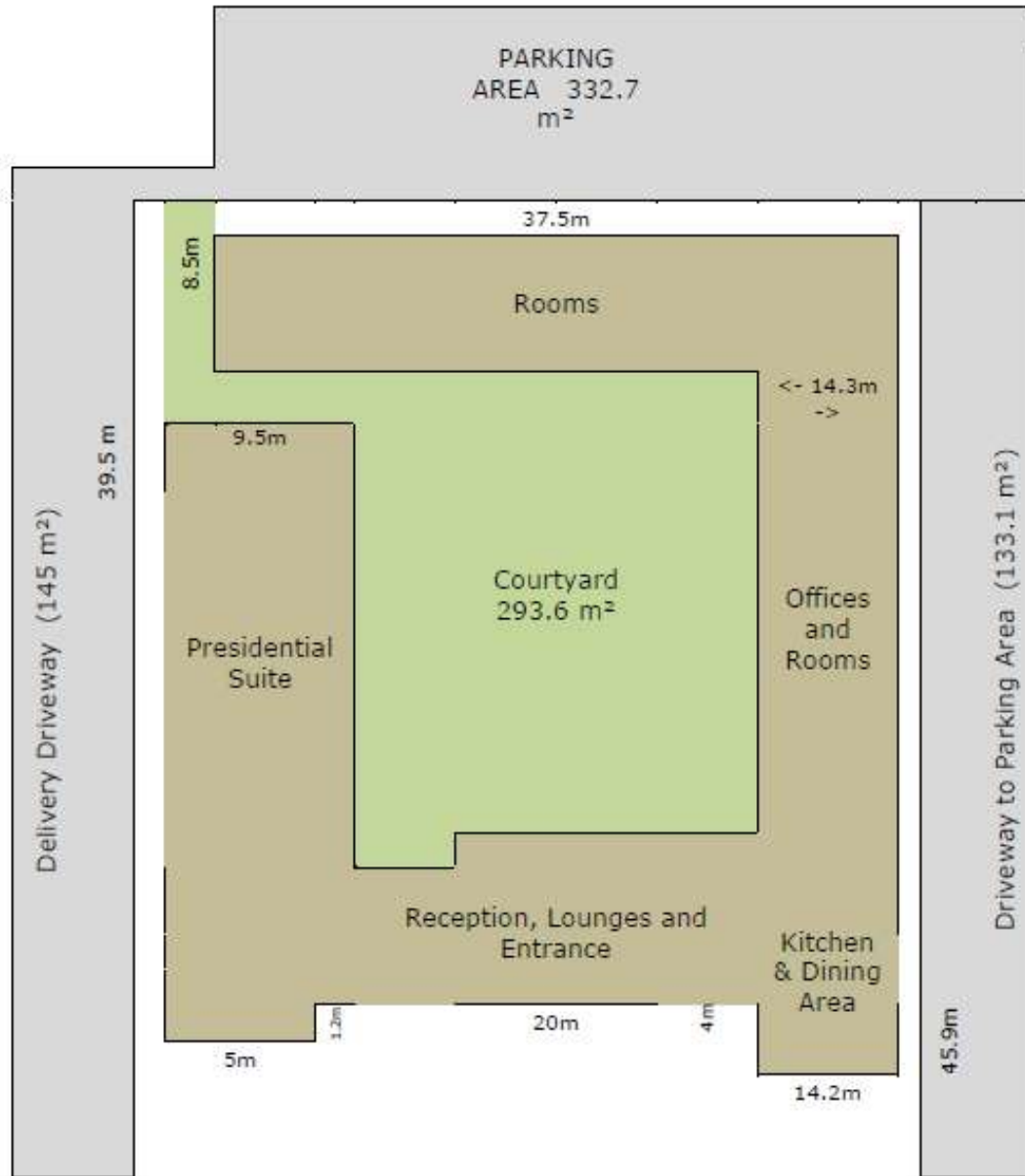
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## 7. FLOOR LAYOUT (Not to Scale)



### GROUND FLOOR

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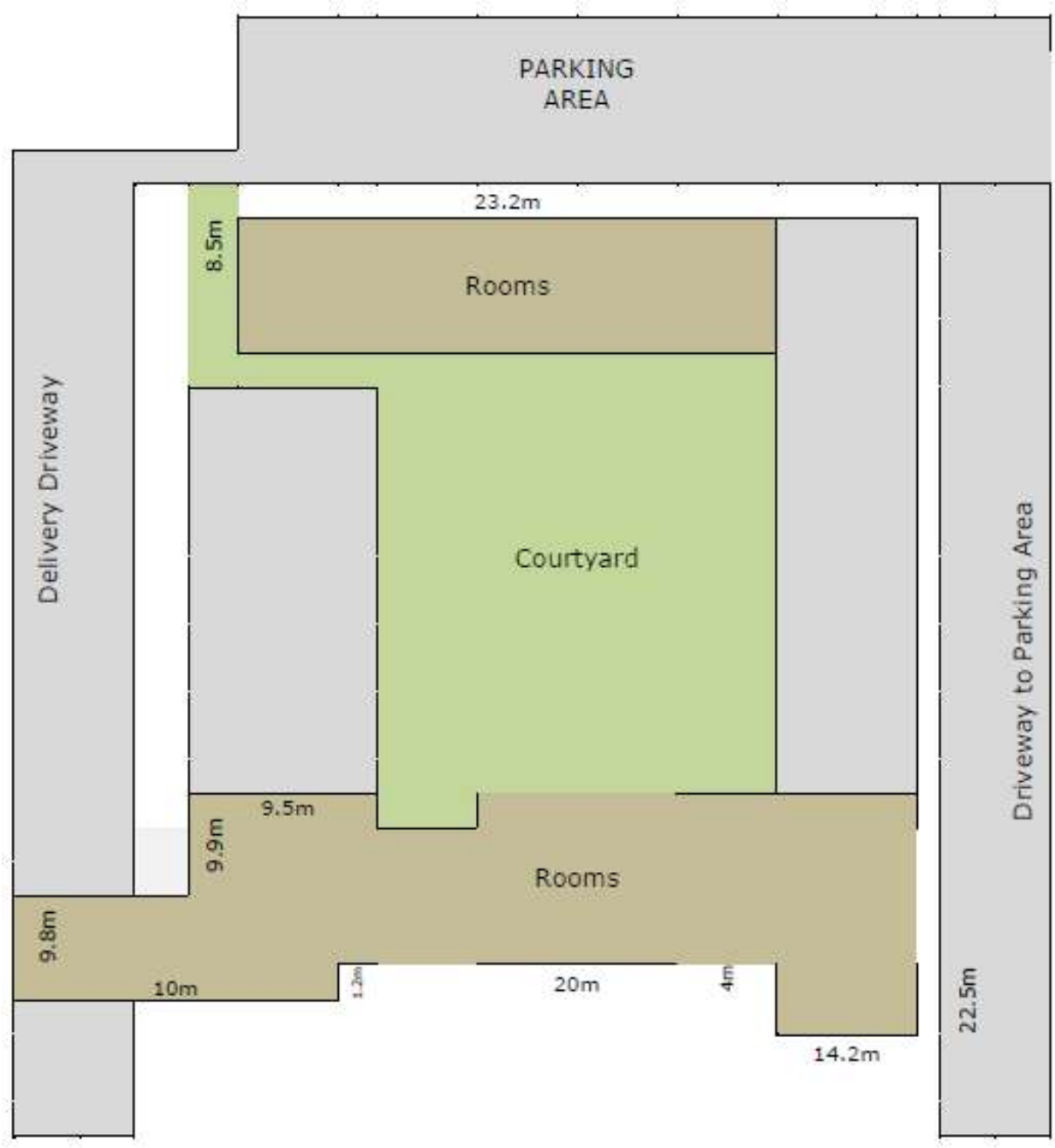
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### FIRST FLOOR

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## 8. HERITAGE STATUS

Any building that is older than 60 years is considered a heritage site or historical building, and as such forms part of the national estate. The National Heritage Resources Act, 29 of 1999, aims to ensure the good management of the national estate and to motivate communities to conserve South Africa's common heritage for future generations. Section 34 of the National Heritage Resources Act states that "No person may alter or demolish any structure or part of a structure which is older than 60 years without a permit issued by the relevant provincial heritage resources authority."

Provincial Heritage Resources Authority Gauteng (PHRAG) is responsible for the management of Grade II heritage resources (i.e. heritage resources that are of provincial significance/as stipulated in section 8(1) of the National Heritage Resources Act). They handle the overall permit application process as well as heritage site nominations and declarations. They also run the heritage impact assessment approval process.

The subject property appears as the **Monarch Hotel** in the Heritage Register (<http://www.heritageregister.org.za/listing/monarch-hotel-rosebank>) and is described as follows:

*"In 1924 Rosebank was identified as a test site for a new telephone exchange that was established here. The small building was substantially enlarged in the 1930s when the exchange was extended to cover the north and western areas of the City. Later it housed the Saxonwold Post Office. The building was unoccupied between 1995 and 2005 and was then converted into a boutique hotel, retaining the original facade, which is reminiscent of the 18th Century Cape Townhouse architecture. (Blue plaque)".*

"Blue Plaque" status on this website is indicated as "Yes".

"Declaration Status" is indicated on the website as "Not Declared" - *"Declaration status is separate from blue plaque status although the common thread is that sites have been identified as having cultural significance. No legal protection flows specifically from being a blue plaque site. However, the vast majority of blue plaque sites are older than sixty and owners will need a permit from the heritage authority before any work can take place."*



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## 9. SITE REDEVELOPMENT

The property presents a unique redevelopment opportunity for purchasers and investors. Due to the Heritage Status, the front portion of the building and façade must be retained, however the rear portion of the property can be demolished and redeveloped. Based on the current trends of Rosebank and surrounds, the site could potentially be redeveloped for the following purposes:

1. New hotel/hospitality opportunity
2. High density residential
3. A – Grade offices

Due to the building being a heritage site, the front façade would have to be retained in its current state.

### **Note and Disclaimer:**

*The above recommendations have not been confirmed by the relevant council/authorities and are the opinion of WH Properties and 4 Dimension Auctions. It is the responsibility of the purchaser to ensure they have made the relevant investigations with the authorities to confirm what can be developed on-site. Neither WH, 4D nor the Business Rescue Practitioner warrant confirmation or relaxation of any regulations in terms of the development of the site.*

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## 10. SITE PHOTOGRAPHS



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## 11. MUNICIPAL ACCOUNTS



a world class African city

Tel : (011) 375 5555  
Fax : (011) 358 3408/9

PO Box 5000  
Johannesburg 2000

E-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

R B MERIT INV CC  
PO Box 1515  
SAXONWOLD  
2132

Date	2019/10/02
Statement for	October 2019
Physical Address	167A **
Stand No./Portion	00000012 - 00001 - 00
Township	ROSEBANK

Stand Size	Number of Dwellings	Valuation Date	Portion	Municipal Valuation	Region
2620 m2	1	2018/07/01	U1	Market Value R 25,000,000.00	REGION BWARD 117

Invoice Number	: 130003262931	Group :	Next Reading Date	:
Client VAT Number	: 9999999999		Deposit Paid	: R 216,435.99

Account Number 207025707	(PIN Code:820113)
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Previous Account Balance	518,547.33
Less: Incoming Payment (Last Payment Made 2019/09/27)	- 144,000.00
Sub Total	374,547.33
Interest on Arrears	902.34
Current Charges (Excl. VAT)	132,374.61
VAT @ 15%	13,560.25
<b>Total Due</b>	<b>521,384.53</b>
<b>Due Date</b>	<b>2019/10/17</b>

90 Days+	60 Days	30 Days	Current	Instalment Plan	Total Outstanding
17,190.28	0.00	357,357.05	146,837.20	0.00	521,384.53

The City of Johannesburg hereby invites communities to submit their ward priorities to be considered in the development of the 2020/21 IDP to [input@joburg.org.za](mailto:input@joburg.org.za) no later than 15 November 2019  
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.

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<b>Account Number 207025707</b>			
<b>Johannesburg Water</b>			
Water & Sanitation	<b>VAT No. 4270191077</b>	<b>Amount</b>	<b>Sub Total</b>
<p>(Reading period = 2019/08/08 to 2019/09/12 = 36 days)                      Meter readings and consumption: Meter no 180787427 start reading 879.000 and end reading 901.000 = 22.000 KL - Actual Reading                      Daily average consumption 0.611 KL                      Charges for 22.000 KL are based on a sliding scale for a 36 day period                      Step 1 22.000 KL @ R 42.190 ( Billing Period 2019/10 ) 928.18                      Demand Management Levy 219.58                      Charges for 22.000 KL are based on a sliding scale for a 36 day period                      Sewer monthly charge based on Water 22.000 units ( Billing Period 2019/10 ) 693.88                      VAT: 15.00% ( Total Amount: 1,841.64 ) 276.24</p>			
			<b>2,117.88</b>
<b>City Power</b>			
Electricity	<b>VAT No. 4710191182</b>		
<p>(Reading period = 2019/09/04 to 2019/10/01 = 28 days)                      Reactive meter readings and consumption: Meter no #98368908 start reading 24,303.000 and end reading 37,799.985 = 13,496.985 kVAh - Actual Reading                      Energy meter readings and consumption: Meter no #98368908 start reading 1,018,576.000 and end reading 1,036,182.000 = 17,606.000 kWh - Actual Reading                      Energy meter readings and consumption: Meter no #98368908 start reading 3,471,594.000 and end reading 3,478,664.000 = 7,070.000 kWh - Actual Reading                      Energy meter readings and consumption: Meter no #98368908 start reading 39,482.000 and end reading 58,914.000 = 19,432.000 kWh - Actual Reading                      Daily average consumption 482.035 kVAh                      Daily average consumption 1575.286 kWh                      Charges for 13,496.985 kVAh are based on a non-sliding scale for a 28 day period                      Charges for 44,108.000 kWh are based on a non-sliding scale for a 28 day period                      Off peak charge 19,432.000 kWh @ R 0.9028 17,543.21                      Peak charge 7,070.000 kWh @ R 1.5599 11,028.49                      Standard charge 17,606.000 kWh @ R 1.1744 20,676.49                      Surcharge - TOU 0.00                      Reactive energy charge 264.585 kVAh @ R 0.2220 58.74                      Network Surcharge kWh 2,646.48                      Demand charge Energy charge 122.000 kVA @ R 197.84 24,136.48                      Service charge 5,812.35                      VAT: 15.00% ( Total Amount: 81,902.24 ) 12,285.34</p>			
			<b>94,187.58</b>
<b>City of Johannesburg</b>			
Property Rates	<b>VAT No. 4760117194</b>		
<p>Category of Property: Property Rates Business                      The property rates are based on the market values of the property and are calculated as follows:                      R 25,000,000.00 X R 0.0201470 / 12 ( Billing Period 2019/10 ) 41,972.92                      VAT: 0 % 0.00</p>			
			<b>41,972.92</b>
<b>PIKITUP</b>			
Refuse	<b>VAT No. 4790191292</b>		
<p><b>WASTE MANAGEMENT SERVICE</b>                      City cleaning levy 592.00                      Refuse removal: 2-bin @ R 363.21 X 6 ( Billing Period 2019/10 ) 4,356.52                      City cleaning levy 592.00                      Refuse-City Cleaning Levy Cr - 592.00                      VAT: 15.00% ( Total Amount: 4,950.52 ) 742.58</p>			
			<b>5,693.10</b>
<b>City of Johannesburg</b>			
Sundry Charges	<b>VAT No. 4760117194</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

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## 12. SG DIAGRAMS & SERVITUDES

**SUBDIVISION DIAGRAM**

SIDES metres	ANGLES OF DIRECTION	CO-ORDINATES		SG No.
		Y	X	
		Constants	+0,00 +2 800 000,00	13326/1995  Approved <i>J.M. Mthembu</i> 1996-02-05  for SURVEYOR- GENERAL
A B	56,22 259.11.00	A	+95 617,10 +93 132,33	
B C	47,21 349.11.00	B	+95 561,88 +93 121,78	
C D	48,08 79.11.00	C	+95 553,02 +93 168,16	
D E	11,86 169.07.00	D	+95 600,24 +93 177,18	
E F	10,45 79.23.20	E	+95 602,48 +93 165,54	
F G	26,47 169.08.40	F	+95 612,75 +93 167,46	
G H	2,35 259.11.00	G	+95 617,74 +93 141,46	
H A	8,85 169.11.00	H	+95 615,44 +93 141,02	

**INDICATORY DATA**  
D D' 0,20 169 07.00 D' +95 600,28 +93 176,98

**TRIGONOMETRICAL BEACONS**  
 NEDBANK GARDENS 801 Δ | +95 943,40 | +93 189,82  
 ILLOVO WT 732 Δ | +95 275,41 | +90 867,58

**BEACON DESCRIPTIONS**  
 A .... 12mm iron peg in top of wall  
 B .... 12mm iron peg  
 C .... drill hole in top edge of wall  
 D .... not beaconed  
 E, F ... building corner  
 G .... wall corner  
 H .... drill hole in concrete  
 D' ... drill hole in concrete gutter

INSET  
(not to scale)

Lot 11

SCALE 1:1000

Remainder of Lot 12

see inset

Lot 232

The figure A B C D E F G H A represents 2620 square metres of land being Portion 1 of Lot 12 in the Township of ROSEBANK Province of Gauteng Surveyed in October & November 1995

by me  
 Professional Land Surveyor  
*J. Emerich* PLS0087

This diagram is annexed to No. <i>7 20231/1996</i> d.d. i.f.o. Registrar of deeds	The original diagram is No. <del>4720/1696</del> 1730/1896 Transfer T3440/1921 Grant C.C.T.	File S.R. No 5388/1995 T.P. 1953 Comp. IR10-1/04
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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 • WEB: WWW.WHAUCTIONS.COM

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**SERVITUDE DIAGRAM**

SIDES metres	ANGLES OF DIRECTION	CO-ORDINATES			SG No.
		Y	System: Lo29 <sup>s</sup>	X	
		Constants			13327/1995
			+0, 00	+2 800 000, 00	
A B	6, 18	245, 10, 50	A	+95 616, 65	Approved <i>TK Mathew</i> 1996-02-05  for SURVEYOR- GENERAL
B C	36, 17	257, 49, 30	B	+95 611, 03	
C D	12, 06	259, 11, 00	C	+95 573, 72	
D E	2, 30	349, 11, 00	D	+95 561, 88	
E F	12, 38	75, 53, 00	E	+95 561, 45	
F G	33, 74	77, 49, 30	F	+95 573, 45	
G H	36, 77	348, 13, 40	G	+95 606, 43	
H J	26, 42	262, 20, 30	H	+95 598, 52	
J K	19, 06	259, 12, 20	J	+95 572, 33	
K I	3, 18	349, 11, 00	K	+95 553, 61	
L M	19, 10	79, 11, 00	L	+95 553, 02	
M N	29, 03	82, 20, 30	M	+95 571, 77	
N P	10, 26	169, 07, 00	N	+95 600, 54	
P Q	10, 45	79, 23, 20	P	+95 602, 48	
Q R	22, 97	169, 08, 50	Q	+95 612, 75	
R S	10, 44	259, 12, 20	R	+95 617, 08	
S T	6, 31	168, 01, 00	S	+95 606, 82	
T U	2, 95	121, 49, 40	T	+95 608, 13	
U V	5, 98	65, 10, 50	U	+95 610, 64	
V A	3, 09	169, 11, 00	V	+95 616, 07	

TRIGONOMETRICAL BEACONS			
NEOBANK GARDENS	801 ▲	+95 943, 40	+93 189, 82
ILLOVO WT	732 ▲	+95 275, 41	+90 867, 58

**BEACON DESCRIPTIONS**  
A, B, E, K, S, V ... 12mm iron peg in tar  
C, F, G ..... not beacons  
D, H, J, N, T ..... 12mm iron peg  
L ..... drill hole in top edge of wall  
M ..... drill hole in concrete gutter  
P, Q ..... building corner  
R ..... drill hole in top of wall  
U ..... drill hole in tar

THIS DIAGRAM COMPRISES 2 SHEETS - SHEET 1

The figure A B C D E F G H J K L M N P Q R S T U V A represents 652 square metres of land being a Servitude over Portion 1 of Lot 12 in the Township of ROSEBANK Province of Gauteng Surveyed in October & November 1995

by me  
Professional Land Surveyor  
*G. J. Cameron* PLS0087

This diagram is annexed to	The original diagram is	File
No.	No. 13326/1995	S. R. No. 5388/1995
d.d.	Transfer	T. P. 1995
i. f. o.	Grant	Comp. IRIC-1/04
Registrar of deeds	C.C.T.	

SALES AND AUCTIONS  
 171 Market Street  
 Johannesburg  
 2001  
 Tel: 011 431 2222  
 Fax: 011 431 2222  
 Email: info@wha.com

**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 • 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.



**SERVITUDE DIAGRAM**

SIDES metres	ANGLES OF DIRECTION	CO-ORDINATES			SG No.
		Y	System: $Lo29^{\circ}$	X	
		Constants			2287/1996
			+0,00	+2 800 000,00	
A B	6,00	259.11.00	A	+95 603,42	+93 160,63
B C	10,86	349.11.00	B	+95 597,53	+93 159,50
C D	42,10	259.11.00	C	+95 595,49	+93 170,16
D E	6,00	349.11.00	D	+95 554,14	+93 162,26
E F	48,08	79.11.00	E	+95 553,02	+93 168,16
F A	16,86	169.07.00	F	+95 600,24	+93 177,18

INDICATORY DATA					
B B'	4,00	79.11.00	B'	+95 601,46	+93 160,25
F F'	0,20	169.07.00	F'	+95 600,28	+93 176,98

TRIGONOMETRICAL BEACONS				
NEDBANK GARDENS	801 Δ		+95 943,40	+93 189,82
ILLOVO WT	732 Δ		+95 275,41	+90 867,58

**BEACON DESCRIPTIONS**

A, C, B' ... 12mm iron peg in tar  
 B, F ..... not beacons  
 D ..... drill hole in top of wall  
 E ..... drill hole in top edge of wall  
 F' ..... drill hole in concrete gutter

INSET  
(not to scale)

EXAMINATION FEES PAID

SCALE 1:1000

The figure A B C D E F A represents 354 square metres of land being a Servitude of Right of Way over Portion 1 of Lot 12 in the Township of ROSEBANK, Province of Gauteng, Surveyed in February 1996

by me  
 Professional Land Surveyor  
 D. J. Cameron PL50087

This diagram is annexed to	The original diagram is	File
No.	No. 13326/1995	S.R. No. 1039/1996
d.d.	Transfer	T.P. 1953
i.f.o.	Grant	Comp. IR1C-1/04
Registrar of Deeds	C.C.T.	

Verkeerd deur die Instituut van Transvaal - Supplied by the Institute of Land Surveyors of the Transvaal

**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 • 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.



SERVITUDE DIAGRAM					OFFICE COPY
SIDES Metres	ANGLES OF DIRECTION		CO-ORDINATES Y System: WG 29° X		S.G. No.
	Constants:		± 0,00	+2 800 000,00	3615/2008
AB	9,62	259 11 00	A	+95 643,29	+93 432,86
BC	12,73	348 53 10	B	+95 633,85	+93 431,05
CD	8,36	79 03 10	C	+95 631,39	+93 443,54
DE	4,41	112 58 10	D	+95 639,60	+93 445,13
EF	6,94	169 08 40	E	+95 643,65	+93 443,41
FG	2,35	259 11 11	F	+95 644,96	+93 436,60
GA	3,36	169 11 00	G	+95 642,66	+93 436,16
DUNKELD (664) Δ				+95 257,26	+92 202,36
NEDBANK GARDENS (801) Δ				+95 970,63	+93 484,95
<p><b>S.G. No.</b> 3615/2008 Approved <i>H.C. Franck. Smalke</i> for SURVEYOR- GENERAL 2008.07.14</p>					
<p><u>Description of Beacons</u>                      AG : ... 12mm Round Iron Peg in Tar                      B : Hole in Concrete                      C : 12mm Round Iron Peg                      DE,F : Corner of Wall</p>					
<p>Scale 1:300</p> <p>The figure represents 140 square metres of land being</p> <p><b>A SERVITUDE FOR RIGHT OF WAY OVER PORTION 1 OF ERF 12 IN THE TOWNSHIP OF ROSEBANK</b></p> <p>Province of Gauteng Surveyed in May 2008 by me</p> <p><i>J.G. JANSE VAN RENSBURG</i> Professional Land Surveyor Registration Number PLS1172</p>					
This diagram is annexed to No. d.d.: i.f.o. <b>Johannesburg</b> Registrar of Deeds		The original diagram is S.G. No.: 13326/1995 Transfer T 20231/1996 Grant:		File : 1 - 50 S.R.: 1719/2008 G.P.: S.G. No. A 1634/1996 Comp.: IR 1C - 1/D4 T.P.: 1953	

**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 • 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.



**SERVITUDE DIACRAM**

SIDES metres	ANGLES OF DIRECTION	CO-ORDINATES		SG No.
		Y	X	
		System: Lo29°		13323/1995
		Constants	+0.00 +2 800 000.00	
A B	5.52	259.11.00	A +95 561.05	+93 155.49
B C	10.78	349.11.00	B +95 555.63	+93 154.45
C D	5.52	79.12.20	C +95 553.61	+93 165.04
D A	10.78	169.11.00	D +95 559.03	+93 165.07

Approved  
*J.P. Mathe*  
1996-02-05  
for  
SURVEYOR-  
GENERAL

**TRIGONOMETRICAL BEACONS**  
NEOBANK GARDENS 801 Δ +95 943.40 +93 189.82  
ILLOVO NT 732 Δ +95 275.41 +93 867.58

**BEACON DESCRIPTIONS**  
A .... 12mm iron peg next to wall  
B .... drill hole in top of wall  
C, D .. 12mm iron peg in tar

REGISTERED  
**J.P. Mathe**  
SURVEYOR GENERAL  
No. 10000/1995

SCALE 1:500

The figure A B C D A  
represents 59 square metres of land being  
a Servitude for Municipal Purposes over  
Portion 1 of Lot 12 in the Township of ROSEBANK  
Province of Gauteng  
Surveyed in October & November 1995

by me  
Professional Land Surveyor  
D. J. Cameron PLS0087

This diagram is annexed to no. d.d. i.f.a.	The original diagram is No. <b>13326/1995</b> Transfer Grant C.C.T.	File S.R. No. <b>5388/1995</b> T.P. 1953 Comp. IRIC-1/04
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Registrar of deeds

**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  
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**13. ZONING CERTIFICATE (awaiting copies from council)**

<p><b>ZONING INFORMATION CERTIFICATE PAD FOR APPLICATION SUBMISSIONS</b></p>	 <p>a world class African city <b>Date: 2019/11/14</b></p>
--	--

<b>Requested by:</b>	Lloyd Nkuna
<b>Town Planning Scheme:</b>	City of Johannesburg Land Use Scheme 2018
<b>Name of Applicant:</b>	ADVANCED VALUERS (PTY) LTD
<b>Erf/Holding Name/Farm Portion:</b>	Portion 1 of Erf 12 (2621m <sup>2</sup> )
<b>Township/Holding Name/Farm Name:</b>	Rosebank
<b>Street Name and No:</b>	Oxford Street
<b>ZONING INFORMATION</b>	
<b>Use Zone:</b>	Business 1
<b>Height Zone:</b>	A (H:0) As per attached table 4
<b>Floor Area Ratio:</b>	As per attached table 6
<b>Coverage:</b>	As per attached table 5
<b>Density:</b>	No Density
<b>Building Line:</b>	As per attached table 7
<b>Parking:</b>	As per attached table 8
<b>AMENDMENT SCHEME APPLICABLE:</b>	5028
<b>Served By:</b>	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

**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

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CODE 2 • JOHANNESBURG TOWN PLANNING SCHEME 1979 • MAP 3 • A SERIES AN AMENDMENT SCHEME 5028 • Sheet 1 of 1 Sheet

2 JOHANNESBURG DORPSBEPLANNINGSKEMA 1979 • KAART 3 • A REEKS WYSIGINGSKEMA 5028 • Vel 1 of van 1 Vel

SCALE / SKAAL 1 : 2500

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USE ZONES • GEBRUIKSONES

A PART OF / 'n DEEL VAN  
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ROSEBANK

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GOEDGEKEUR APPROVED

*J. J. J. J.*  
VOORSITTER VAN DORPSBEPLANNINGSTRIEBUNAAL  
CHAIRMAN OF TOWN PLANNING TRIBUNAL

JOHANNESBURG 31-10-1995

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

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CODE 2 • JOHANNESBURG TOWN PLANNING SCHEME DORPSBEPLANNINGSKEMA • 1979 • MAP 3 • B SERIES REERS • AMENDMENT SCHEME WYSIGINGSKEMA 5028 • Sheet 1 of 1 Sheet Val

SCALE / SKAAL 1 : 2500

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DENSITY ZONES & HEIGHT ZONES • DIGTHEIDSONES EN HOOGTESONES

REFERENCE	VERWYSING
SCHEDULE SKEKULE	5
Deel of nu begrens Area met boordere	HOOGTESONE 0 HEIGHT ZONE 0

GOEDGEKEUR APPROVED

*[Signature]*

VOORSIT VAN DIE DORPSBEPLANNINGSTRIEBUNAAI  
CHAIRMAN OF TOWN PLANNING TRIBUNAL

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**TABLE 4: HEIGHT DEVELOPMENT REQUIREMENTS**

(1) Height Zone	(2) Number of storeys	(3)								
		Johannesburg	Sandton	Rondebosch	Randburg	Lenasia	Modderfontein	Walterville	Edenvale	Peri-Urban Halfway House Annexure F Lethabong Westonaria Southern Jhb Region
<b>A</b>	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>B</b>	5	5	1	3	2					
<b>C</b>	As per Clause 30	1		1	1				0	
		2		2					1	
		3							2	
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- (a.) In respect of an erf or site fronting onto a pedestrian mall;
  - (b.) On any Use Zone to an additional maximum of 10%.
  - (c.) In considering an application for its consent in terms of Sub-clause (3.)(c.)(a.) the Council shall in addition to any other relevant factors have regard to the likely effect upon plant life, possible future road improvements and the location of essential services
  - (d.) On Residential 1 zoned erven, smaller than 500m<sup>2</sup> the coverage for a single storey building may be 60%.
- (5.) The coverage as reflected in Table 5 shall not be applicable to residential cluster / group housing (freehold) development, in which instance the coverage shall be determined in terms of an approved Site Development Plan.
- (6.) The coverage as reflected in Table 5 shall not be applicable to the, "Agricultural" and "Undetermined" Use Zones, developed for a dwelling house only, in which instance the coverage shall not exceed 30%.

**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
<b>A</b>	50% for one storey	50%	70%	70%
	50% for two storeys			
	40% for three storeys			
<b>B</b>	Residential 1: 60%	70%	85%	60%
	Residential 2: 70%			
	Residential 3: 80%			
<b>C</b>	100%	100%	100%	100%

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**32. FLOOR AREA RESTRICTIONS**

- (1.) No building shall be erected so as to exceed the floor area ratio as prescribed in Table 6 of the Land Use Scheme. The floor area ratios as given in columns 2, 3, 4 and 5 of Table 6 are applicable to buildings erected in the Height Zones given in Table 4.
- (2.) In the case of an erf situated at the junction of two roads the applicable floor area ratios of which are not equal, the higher floor area ratio shall apply for a distance of 15,75m, measured along the street with the lower applicable floor area ratio. This is applicable in the Inner City Annexure 17 (A/S 4458) only.
- (3.) If an erf has no street frontage and access to a road is gained over another erf which fronts onto such street, the floor area ratio of the latter erf shall apply to such erf. This is applicable in the Inner City Annexure 17 (A/S 4458) only.
- (4.) The floor area ratio as reflected in Table 6 shall not be applicable to residential cluster / group housing (freehold) development, in which instance the floor area ratio shall be determined in terms of an approved Site Development Plan.

**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)
<b>A</b>	1,2	2,1	2,1	2,1
<b>B</b>	2,4	3,0	3,0	3,0
<b>C</b>	4,0	4,0	4,0	4,0
<b>NOTE</b>	With regard to the Inner City see <b>Annexure 17 (A/S 4458)</b>			

**33. ADDITIONAL FLOOR AREA**

- (1.) The Council may grant its written consent to the floor area ratio being increased:
  - (a.) On any Use Zone to an additional maximum of 0,1;

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- (3.) In considering an application for its consent in terms of Sub-clause (1.) the Council shall, in addition to any other relevant factors, have regard to:
- (a.) The possibility of future road improvements;
  - (b.) The location of the building in relation to surrounding sites and buildings;
  - (c.) The slope of the land comprising the erf or site in relation to the slope of surrounding land;
  - (d.) The arrangement of the buildings on the erf;
  - (e.) All existing and/or future servitudes for engineering services;
  - (f.) Any factor indicating the compliance with the building line would unreasonably interfere with the development of the erf.
  - (g.) If an erf or site abuts a provincial road or a national road, a building restriction shall be applicable in accordance with the standards laid down by the relevant Provincial Department or controlling body.

**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	Erven of 500m <sup>2</sup> or less	1,0 m
	Erven larger than 500m <sup>2</sup>	3,0 m
Agricultural Holdings & farm portions	Less than 9ha	9,0 m
	9ha and greater	30,0 m
All other Use Zones	Height Zones A and B	3,0 m
	Height Zone C	1,5 m

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LAND USE CATEGORY	REMAINDER OF CITY	PARKING ZONE B TOD CORRIDORS & NODES / PRASA, GAUTRAIN & BRT STATIONS / DEPRIVATION AREAS / ECONOMIC NODES
Gymnasium/Health Clubs	10,0 bays per 100 m <sup>2</sup> plus 1,0 bay per trainer	5,0 bays per 100 m <sup>2</sup>
Institution	1,5 bays per 100 m <sup>2</sup>	0,75 bays per 100 m <sup>2</sup>
<b>PUBLIC GARAGES AND MOTOR RELATED USES</b>		
Workshops, convenience shop, take-aways, Drive-throughs	6,0 bays per 100 m <sup>2</sup>	3,0 bays per 100 m <sup>2</sup>
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 <sup>2</sup>	1,0 bay per 100 m <sup>2</sup>
Related motor showroom	3,0 bays per 100 m <sup>2</sup>	1,5 bays per 100 m <sup>2</sup>
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 <sup>2</sup>	1,0 bay per 100 m <sup>2</sup>
<b>MEDICAL USES</b>		
Hospital, Clinics, Step-down facilities	2,0 bays per bed plus 6,0 bays per 100 m <sup>2</sup> for the medical consulting rooms	1,0 bay per bed plus 3,0 bays per 100 m <sup>2</sup> for the medical consulting rooms
Veterinary hospitals and consulting rooms	6,0 bays per 100 m <sup>2</sup>	3,0 bays per 100 m <sup>2</sup>
Medical consulting rooms	6,0 bays per 100 m <sup>2</sup>	3,0 bays per 100 m <sup>2</sup>
<b>BUSINESS USES</b>		
Offices	4,0 bays per 100 m <sup>2</sup>	2,0 bays per 100 m <sup>2</sup>

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LAND USE CATEGORY	REMAINDER OF CITY	PARKING ZONE B
		TOD CORRIDORS & NODES / PRASA, GAUTRAIN & BRT STATIONS / DEPRIVATION AREAS / ECONOMIC NODES
Restaurants	6,0 bays per 100 m <sup>2</sup>	3,0 bays per 100 m <sup>2</sup>
Motor Showrooms	6,0 bays per 100 m <sup>2</sup>	3,0 bays per 100 m <sup>2</sup>
Showrooms	3,0 bays per 100 m <sup>2</sup>	1,5 bays per 100 m <sup>2</sup>
Shops	6,0 bays per 100 m <sup>2</sup>	3,0 bays per 100 m <sup>2</sup>
Shops (Shopping centres < 5 000 m <sup>2</sup> )	6,0 bays per 100 m <sup>2</sup>	3,0 bays per 100 m <sup>2</sup>
Shops (Shopping centres < 10 000 m <sup>2</sup> )	5,0 bays per 100 m <sup>2</sup>	3,0 bays per 100 m <sup>2</sup>
Shops (Shopping centres > 10 000 m <sup>2</sup> )	4,0 bays per 100 m <sup>2</sup>	3,0 bays per 100 m <sup>2</sup>
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 <sup>2</sup>	15,0 bays per 100 m <sup>2</sup>
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 <sup>2</sup>	20,0 bays per 100 m <sup>2</sup>
Libraries, museums, galleries and other cultural buildings	5,0 bays per 100 m <sup>2</sup>	2,5 bays per 100 m <sup>2</sup>
Funeral Parlors	2,0 bays per 100 m <sup>2</sup>	1,0 bay per 100 m <sup>2</sup>
Place of amusement	10,0 bays per 100 m <sup>2</sup> or 0,25 bays per seat	5,0 bays per 100 m <sup>2</sup> or 0,15 bays per seat
Industrial, commercial & warehousing uses	2,0 bays per 100 m <sup>2</sup>	1,0 bay per 100 m <sup>2</sup>

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LAND USE CATEGORY	REMAINDER OF CITY	PARKING ZONE B
		TOD CORRIDORS & NODES / PRASA, GAUTRAIN & BRT STATIONS / DEPRIVATION AREAS / ECONOMIC NODES
<b>Warehouses (storage)</b>	1,0 bay per 100 m <sup>2</sup>	0,5 bays per 100 m <sup>2</sup>
<b>All other Land Uses</b>	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 <sup>2</sup>	<b>Guest rooms :</b> 0,75 bays per bedroom <b>Restaurants:</b> 6,0 bays per 100m <sup>2</sup> <b>Conference room:</b> 0,3 bays per seat	1,5 bays per dwelling unit	0,5 bays per 100m <sup>2</sup>	<b>Workshop:</b> 6,0 bays per 100m <sup>2</sup> <b>Lubrication-, wash- or tune-up bay:</b> 4,0 bays per bay <b>Storage and sale of spares and motor showrooms:</b> 2,0 bays per 100m <sup>2</sup>

**37. ALTERNATIVES TO THE PROVISION OF ON-SITE PARKING**

Where the parking accommodation with regard to an erf or site has been determined in terms of Clause 36, the Council may, if satisfied of the necessity and desirability thereof, on account of the size of the site, the nature of the buildings thereon and the likely parking demand, grant written consent for the

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