

Property Information Pack

Expert Knowledge
Local Service. Global Reach.

- Title Deeds & Diagrams
- Defect List
- Conditions of Sale



ONLINE PROPERTY AUCTION
SALE CLOSING: 5 DECEMBER 2013

421 Berea Road, Berea 4083, South
Africa

Erf 6196, Durban

GoIndustry DoveBid
www.Go-Dove.com/southafrica

 **GoIndustry
DoveBid**

A LIQUIDITY SERVICES MARKETPLACE



NOTICE TO BIDDERS

Welcome to GoIndustry DoveBid SA Online Property Auctions!

Within this pack, you will find pertinent information regarding the property being auctioned. Furthermore, there are step by step instructions on how to register and how to bid. All additional information and other properties can be found on our website at www.go-dove.com/southafrica. On this page we will give you a quick introduction to our online portal as well as relevant legislation on purchasing property in South Africa.

The information included herewith is a summary of information from a number of sources, most of which have not been independently verified. This summary has been provided only for the use of prospective bidders for the Online Auction opening, 28 November 2013 and closing, 5 December 2013. It is supplied for whatever assistance it may provide in answering questions; however:

SUCH INFORMATION AND OPINIONS ARE SUPPLIED WITHOUT WARRANTIES OR REPRESENTATIONS, EITHER EXPRESSLY OR TACITLY IMPLIED, WHATSOEVER.

Prospective bidders are advised to avail themselves of the land uses and or restrictions if any, of the subject properties and to consult whatever advisors they may feel appropriate. We urge all bidders to peruse and familiarize themselves with the specific sale agreements for each property prior to bidding.

The following must be noted:

- Every transaction is subject to 14% VAT
- All costs related to the sub division, re-zoning, compliance certificates, municipal service applications and or transfer costs is for the purchasers account
- The purchaser shall be responsible for complying with all the conditions provided for within the subject offer to purchase
- Acceptance of all offers is subject to a 90 day confirmation period.


The property for sale will be auctioned “voetstoots”, as it now stands and subject to the terms and conditions and servitudes mentioned and referred to in the current and/or prior Title Deeds and neither GoIndustry DoveBid, nor the Substitute Trustees or their respective agents make any express or tacitly implied warranties of any kind. The description and conditions listed in this and other advertising materials are to be used as guidelines only and are not guaranteed.

Please Note: In order to take part in this auction, a R10 000.00 refundable deposit is required prior to your bidding status being approved.

Furthermore, all pending registrants will have to complete a registration form which can be found on the events page / auction page on our website. Should you have any questions regarding the approval of registrants, please contact our offices for assistance on 0861 463 683.

For further information kindly contact Joey Burke on 082 998 1133 and Kim Faclier on 082 554 6295.

HOW TO REGISTER AND BID ON www.go-dove.com (Vetted Auctions)

1. 1st register on the website at: <https://www.go-dove.com/accounts/register.asp>
2. Once you have completed this, you will be sent an email, in the email is a link, please click on this to verify your email address.
3. Go back to the website and sign in.
4. Go to the sale that you are interested in.
5. On the opening sales page or event page on the right you will see a button that says "Sign up for Event", click on this.
6. A notification may pop up saying you only have viewer/registrant status. You need to apply for buyer status, do this by clicking the link and verifying your details and Terms & Conditions.
7. You will also have to download a registration form. This form can be found on the Event page or when you apply for Buyer Status.
8. Please download this form, fill it out and return by Fax (021 702 3207) or Email (sa.sales@go-dove.com). Please include a proof of payment for the required deposit. Please note cheques take 7 days to clear.
9. A notification will then say your buyer status will be activated within 72hrs. Don't worry contact the Office and request this.
10. Once you have been approved/Vetted, then go back to the website, event page and click on "View Lot Catalogue". Make sure you are logged in.
11. This shows a listing of all the lots for that sale.
12. In the middle of each lot is a picture of a pen and says "Watch This"
13. Click on the "Watch This" on the lots that you are interested in bidding, it will change to a  watching symbol. You have now moved the lots into your bid manager.
14. You will now control all your bidding from the Bid Manager. To get to your bid manager click on "My Account" go down to "Bid Manager", then left to "Active Lots"
15. From here you will control your bidding, it will show various icons on the status of the lots and the status of your bids, IE, met reserves, winning, outbid etc. And most importantly the time remaining.
16. Just click on Bid Now, insert you amount, click "Place Auto Bid" and it will ask to confirm your amount.
17. The auction has a closing Date and Time, however lots may go into extended time. IE each lot must have 10 minutes of no bidding before it closes. If for example the auction closes at 1400 (SA time) and a bid comes in at 1355 for Lot 1, then lot 1 is open to 1405, a bid may now be placed at 1402, it is then open to 1412 and so on. This is done to assist bidders with poor internet connections and is the same principle as the auctioneer saying "Going, Going, GONE!" So please watch your bids/lots that you are interested in CAREFULLY.

Please Note:

Autobid

If you want to bid online, but can't be there to monitor the auction, use AutoBid. Just enter your maximum price when bidding, and AutoBid will bid on your behalf - using only what it needs to keep you the 'winner' up to your maximum price entered.

Absolute Bid

Absolute Bids gives you a chance to place a definitive bid that will raise the price straight to the amount you entered, ignoring any incremental bidding. This will allow you to increase your chances of being in a 'winning' position when bidding.

Things to Note:

- A. All lots have a reserve price, if this price is not met on auction day, we will trade it out to the next highest bidder. B. Whatever your bid amount is, a 8% buyers premium will be added and then VAT (If a SA Resident Company, please confirm details and conditions if a foreign company)
- C. You may get further assistance/help at the following link: <http://www.go-dove.com/help/default.asp>

PROPERTY SUMMARY

Property located in Stellenbosch

Property Address: 421 Berea Road, Berea 4083, South Africa

Co-ordinates: 29°51'11.12"S, 30°59'4.03"E

Property Description: Erf 6196, Durban
Fully Described on Title Deed No:
T1625/2003

Extent: 622 m²

Ownership: Telkom SA (Pty) Ltd

Zoning: General Residential 2

Municipal Valuation: R 1 500 000
(Valuation Roll - 2013)

Property Details: This TELKOM property is a small L-shaped stand with a pan handle access directly off King Dinuzulu Road, a main road through the area. It is developed with a single structure which is capable of being used as offices but is currently in derelict condition. Total gross lettable area 405m². The size of the erf is 622m².
Municipality: eThekweni Municipality

Property Notes: The property appears to be used as offices which may contravene the current zoning.

Further to the above, this property is sold "voetstoots" as it now stands and subject to the terms and conditions and servitudes mentioned in the current and/or prior Title Deeds and to the conditions of the zoning certificate.

Please note that several conditions are indicated in the attached Known Defects List that must be adhered in order for transfer to take effect.

Auction Notes:

- Bidders and participants who wish to take part in the auction are required to register on the GoIndustry DoveBid website and sign up for the event
- Registration and approval of your bidding status is subject to completion of the downloadable registration form, submission of your FICA documents, declaration of interest and authority & consent to perform credit bureau profile verification.
- Bidders are advised to make themselves aware of all property features including but not limited to the property information packs which include the specific Offer to Purchase for each property, Known Defects List, Title Deed and Zoning. Telkom, TFMC and GoIndustry DoveBid does not warrant the accuracy of the information and we have taken the information as being correct at the time of auction. All interested bidders are to familiarise themselves with the properties and perform their own assessment thereon.
- The sale of these properties are subject to Value Added Tax charged at 14%.



Erf 6196, Durban (Kwazulu Natal Province)

Lena Alberts Road

3

Ring Dinuzulu Road North

Berea Road South

Hunt Rd

N

**ANNEXURE "C":
TITLE DEED NO. T01625/03**

FREE

By my Deed: R95-00

Deed No.:

Deed Date:

K 00123/03 S

Kragens Notarische Akte
By Notarial Deed No. A

Is die hierinvermalde eiendom onderhewig aan 1,83 metre
the within-mentioned property is subject to.

wide sewer and drain
signature represented by the figure
bd CD on diagram 65 no
1256/1994

ten gunste van Ethekwini Municipality
in favour of

sonne onder volledig sal blyk uit gemelde Notarische Akte waarvan 'n afskrif
as will more fully appear on reference to the said Notarial Deed, a copy whereof

hieraan geheg is.
is herewith annexed.

Altrekantoor
Deeds Office
PIETERMARITZBURG
2003-01-16


Ass.-registrator van A Akte
Asst. Registrar of Deeds

2003-01-16

T 01625/03

32TE01074
Bale Buchanan
Attorneys Notaries
and Conveyancers
131 Pietermaritz Street
Pietermaritzburg

Prepared by me


A H Hofmeyr
Conveyancer

CERTIFICATE OF CONSOLIDATED TITLE

Issued under section 40 of the Deeds Registries Act 47/1937

Whereas **TELKOM SA LIMITED**
No 1991/005476/06

has applied for the issue to it of a Certificate of Consolidated Title under the provisions
of section 40 of the Deeds Registries Act 47/1937, and

Whereas it is the registered owner of

The Purchaser
acknowledges that this
clause was specifically
brought to his/her/its
attention:

Signed by the
Purchaser

- 1 Remainder of Portion 3 of Erf 5901 DURBAN
Registration Division FU
Province of KwaZulu-Natal

held under Deed of Transfer No T 17652/1971

and

- 2 Remainder of Portion 6 of Erf 5902 DURBAN
Registration Division FU
Province of KwaZulu-Natal

held under Deed of Transfer No T 17652/1971

which have been consolidated into the land hereafter described,

Now, therefore, in pursuance of the provisions of the said Act, I, the Registrar of Deeds at Pietermaritzburg, do hereby certify that the said

TELKOM SA LIMITED
No 1991/005476/06

its successors in title or assigns, is the registered owner of

Erf 6196 DURBAN
Registration Division FU
Province of KwaZulu-Natal
in extent 622 (six hundred and twenty two) square metres

as will appear from the diagram S.G. No 2156/1991 relating thereto.

THIS PROPERTY IS HELD:

- 1 Subject to the terms and conditions of Grant 1737/1855 which still apply, and have not lapsed by merger by reason of Deed of Transfer No T 17652/1971.
- ~~2 Subject to a Sewer and Drain Servitude 1,83 metres wide lettered b c c D on diagram S.G. No 2156/1991, in favour of the eThekweni Municipality, created in Notarial Deed of Servitude No~~

Bale Buchanan Attorneys Notaries & Conveyancers Pietermaritzburg

*The Purchaser
acknowledges that this
clause was specifically
brought to his/her/its
attention:*

*Signed by the
Purchaser*

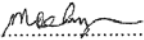
Page 3

And by virtue of these presents the said TELKOM SA LIMITED its successors in title or assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights.

In witness whereof I, the said Registrar, have subscribed to these presents, and have caused the seal of office to be affixed thereto.

Thus done and executed at the office of the Registrar of Deeds at Pietermaritzburg on

2003 -01- 1 6


.....
REGISTRAR OF DEEDS

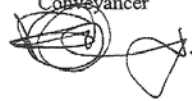
*The Purchaser
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attention:*

*Signed by the
Purchaser*



32TEO1074
Bale Buchanan
Attorneys Notaries
And Conveyancers
131 Pietermaritz Street
Pietermaritzburg

Prepared by
AH Hofmeyr
Conveyancer



Ref 67

APPLICATION FOR CERTIFICATE OF CONSOLIDATED TITLE
Section 40 Act 47/1937

I, Esenderan Thungavaloo Govender in my capacity as Group Executive, authorized by a resolution of the Internal Delegation Authority of

TELKOM SA LIMITED
No. 1991/00547/06

The registered owner of

- 1 Remainder of Portion 3 of Erf 5901 DURBAN
Registration Division FU
Province of KwaZulu-Natal

Held under Deed of Transfer No. T 17652/1971

and

- 2 Remainder of Portion 6 of Erf 5902 DURBAN
Registration Division FU
Province of KwaZulu-Natal

held under Deed of Transfer No. T 17652/1971

Which are to be consolidated into the undermentioned land, apply for the issue of a certificate of consolidated title for

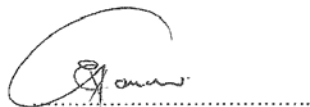
Erf 6196 DURBAN
Registration Division FU
Province of KwaZulu-Natal
in extent 622 (six hundred and twenty two) square metres

shown on diagram S.G. No. 2156/1991.

Signed at Pretoria on 2002 - NOVEMBER 18

Witnesses:

- 1 
- 2 



The Purchaser acknowledges that this clause was specifically brought to his/her/its attention:

Signed by the Purchaser

BEADONS REPLACED/RELOCATED	VIDE S.J. NO. 290/1990
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BEADONS REPLACED/RELOCATED	VIDE S.J. NO. 956/19890
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COPIED FROM ORIGINAL
AND CERTIFIED CORRECT
[Signature]
SURVEYOR-GENERAL

1991-08-16

I hereby certify that the provisions of
Chapter XVI of Ordinance No: 18 of
1976 are not of application.

[Signature]
Executive Director (Development & Planning Unit)
City of Durban

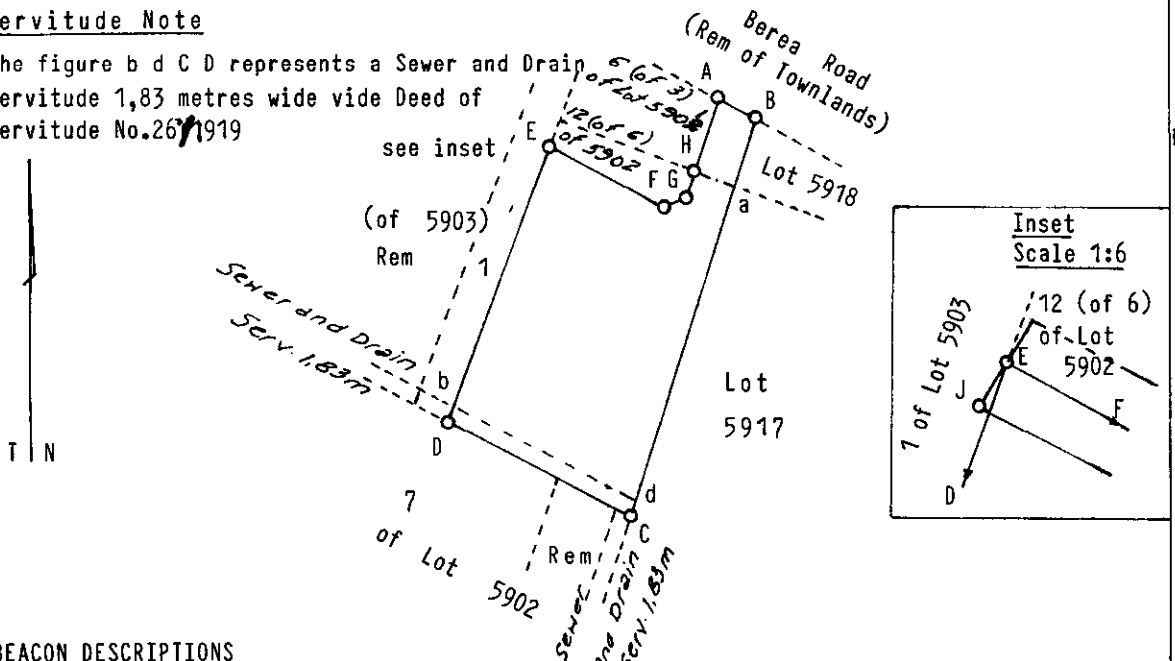
Date: 19 DEC 2002

CONSOLIDATED DIAGRAM

SIDES METRES		ANGLES DIRECTIONS		CO-ORDINATES Y SYSTEM L ₀ 31 ⁰		S.G. No. 2156/1991 <i>Approved</i> <i>Surveyor-General</i> 1991-08-14
			Constants	+	0,00	+ 3300000,00
AB	4,24	A	79 33 50	A	+	203,48
BC	41,51	B	100 43 00			+ 3509,99
CD	20,54	C	80 04 00			
DE	29,22	D	96 43 00			
EF	12,76	E	82 21 30	E	+	220,08
FG	2,23	F	226 19 30	F	+	208,82
GH	3,18	G	23 08 50	G	+	206,70
HA	7,47	H	179 58 10	H	+	205,74
Indicatory Data						
EJ	0,04			J	+	220,10
						+ 3514,87

Servitude Note

The figure b d C D represents a Sewer and Drain Servitude 1,83 metres wide vide Deed of Servitude No. 267/1919



BEACON DESCRIPTIONS

- A, 12mm iron peg cemented into top of brick pillar
- F,G, 12mm iron peg cemented into brick
- J, Corner of brick wall
- E,H, No beacon

Components

1. The figure A B a H represents the Remainder of Sub 3 of Lot 5901 Durban vide diagram Sub Vol 446 Fol 38 and Deed of Transfer No. 4916/1919
2. The figure H a C D E F G represents the Remainder of Sub 6 of Lot 5902 Durban vide diagram Sub Vol 446 Fol 36 and Deed of Transfer No. 4916/1919

SCALE: 1 : 750

The figure A B C D E F G H represents 622 Square metres of land, being LOT 6196 DURBAN and comprises the properties 1 and 2 listed above situate in the City of Durban Administrative District and Province of Natal. compiled surveyed in July 1991 by me *H. H. Dicks* Professional Land Surveyor

OFFICIAL AMPTELK

Reg. Div. **FU**

S

This diagram relates to No. <i>L.C.T. 1625/2003</i> Registrar of Deeds.	The original diagram is No. _____ Transfer/Grant No. _____	File No. - /20 S.R. No. Compiled Compiled Comp. N 41 Degree Sheet 59
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ZONING CERTIFICATE

ETHEKWINI MUNICIPALITY
Development Planning, Environment & Management Unit

**DURBAN METROPOLITAN COUNCIL
CENTRAL REGIONAL OFFICE
DEVELOPMENT PLANNING**



SITE PARTICULARS: TO BE COMPILED BY ENQUIRER

DESCRIPTION: Portion ERF of the farm ERF 6196 of the farm DURBAN
DATE: 2012/09/20
NETT SITE AREA: 0
ADDRESS: KING DINUZULU ROAD BULWER

GENERAL LAND USE MANAGEMENT INFORMATION

ZONING: General Residential 2

PLOT AREA RATIO: 1.0; between Mitchell Rd & First Av - 1.2

COVERAGE: 40%. Hotel 50%

MIN. BUILDING LINE: 7.5m - to all roads; swimming pool 1.0m. Abutting N2; 15ms; M19; 7.5m

MIN. SIDE SPACE: 3m or 1.2m per floor - whichever greater; max 15m. (Dwelling house; maisonette; ancillary unit aggregate 5.0m - not less than 2.0m on one side) Swimming pool 1.0. Non-residential 5.0m (see cl. 19(4)(a))

MIN. REAR SPACE: 5.0m or 1.2m per floor - whichever is greater; max 15m. Swimming Pool 1.0m.

MAX. PERMITTED HEIGHT: N/A. Not above a height in MSL on plan cl 22(2)

PARKING REQUIREMENTS: Dwelling house; 2bays plus 1bay for ancillary unit. Dwelling units multiple and other uses; see cl.12

NO. OF UNITS: Net site area multiplied by P.A.R. (1.0 or 1.2) divide by 55; unless otherwise indicated on map see cl.23(9)

PERMITTED / SPECIAL CONSENT USES: SEE BELOW

PERMITTED : Dwelling House; Domestic Staff Accommodation; Ancillary Unit when ancillary to a Dwelling House; Institution; Maisonettes; Residential Building; provided that in the Merewent; Chatsworth; and Austerville South and North areas a Licensed Hotel may be erected without special consent on a site marked by the symbol "H" in red; Multiple Unit Development. **SPECIAL CONSENT :** Agriculture; Licensed Hotel; Parking Garage; Place of instruction; Place of worship; Social hall; Creche; Special Building or use; Offices in terms of clause 7; any other use authorised in terms of clause 6 bis. **NOTE:** Garden and recreation area of 20% of the site area to be provided excluding driveways and parking areas. Any development exceeding 4 storeys in height will require the submission of a built impact assessment.

**ANNEXURE "A":
SPECIAL CONDITIONS AND KNOWN DEFECTS**

Condition of property and improvements:

In addition to any other known defects listed herein, the Purchaser acknowledges that the Property has been vacant for some time. The Purchaser accordingly warrants that it has thoroughly inspected the Property, or alternatively that it has been given an opportunity to thoroughly inspect the Property and has elected not to do so, and the Purchaser further confirms that it submits this Offer to Purchase with full cognisance of the nature of the Property, and that it will have no claim of whatsoever nature against the Seller, either before the date of transfer or thereafter, as a result of vandalism or illegal occupancy.

In general (and without limiting the generality of the foregoing), the Purchaser acknowledges being informed of the following defects on the subject property:

Offices

- Carpets/Floors – In some rooms around the building in fair condition
- Windows – 9 windows around the building in fair condition , some have blinds
- Doors – around the building in fair condition
- Ceiling – around the building in fair condition
- Burglars – on some windows and doors

Electrical

- Plugs – available around the building
- Light switches - in fair condition around the building
- Light fittings – in fair conditions
- Air conditioning unit – compressor unit missing
- Walls - around the building in poor condition

Ablution blocks – Male/Female

- Carpets/Floor - Vinyl floor in fair condition
- Burglars – in fair condition
- Doors – in fair condition
- Ceiling – in fair condition
- Basins - in fair condition

*The Purchaser
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this clause was
specifically brought
to his/her/its
attention:*

*Signed by the
Purchaser*

- Walls – in fair condition
- Toilets - 3 available and urinal in fair condition

Remainder of property – Outside

- Grass/Paving – Paving in fair condition
- Fence – wall in fair condition
- Gate – poor condition
- Water pipes – missing
- Water meter – available in air condition
- Electrical meter – inside building
- Distribution Board – fair condition
- Lights – overall in fair condition
- Taps - missing

Parking area

- Floor – Tarred in fair condition

Other

- Parking located in front of main entrance can accommodate two vehicles

Town Planning Conditions:

The Developer / Purchaser must fully acquaint itself with sufficient availability of services to the subject property. There might also be costs involved for the supply of additional electricity and other services.

Title Deed conditions:

The Purchaser acknowledge being informed that a copy of the Title deed, T01625/03, is attached to this offer to purchase (Annexure C).

- Subject to the terms and conditions of Grant 1737/1855 which still apply, and have not lapsed by merger by reason of Deed of Transfer No T17652/1971.

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Zoning Information:

The Purchaser warrants that it has been urged to obtain and confirm with the municipality the current zoning of the Property and has fully acquainted itself thereof and that it will have no claim of whatsoever nature against the Seller, either before the date of transfer or thereafter, as a result of changes in respect of the zoning of the Property.

The zoning of the property as received from Ethekwini Municipality dated 21/08/2012 (Annexure B) is General Residential.

General land Use Management Information

- Plot area ratio: 1.0; between Mitchell RD & First Avenue – 1.2
- Coverage: 40%, Hotel 50%
- 7.5m – to all roads; swimming pool 1.0m. Abutting N2;
- 15MS; m19; 7.5m
- Min side Space: 3m or 1.2m per floor – whichever greater; max 15m
- (Dwelling house; maisonette; ancillary unit aggregate 5.0m- not less than 2.0m on one side) swimming pool 1.0. Non-residential 5.0m (see cl. 19(4)(a))
- Min rear Space: 5.0m or 1.2m per floor – whichever is greater; max 15m. Swimming pool 1.0m
- Max permitted Height: N/A not above a height in MSL on plan cl 22(2)
- Parking requirements: Dwelling house; 2 bays plus 1 bay for ancillary unit. Dwelling units multiple and other uses; see cl.12
- No. of unit: Net site area multiplied by P.A.R (1.0 or 1.2) divide by 55; unless otherwise indicated on map see cl.23 (9)

Permitted/Special consent uses:

Permitted: Dwelling house, Domestic Staff accommodation, Ancillary unit when ancillary to dwelling house, institution; Maisonettes; Residential Building; provided that in the Merewent; Chatsworth; and Austerville South and North areas a licensed hotel may be erected without special consent on a site marked by the symbol "H" in

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OFFER TO PURCHASE IMMOVABLE PROPERTY ON AUCTION

red; Multiple unit development.

Special Consent: Agriculture, licensed Hotel; Parking garage; place of Instruction; Place of Worship; Social hall; Crèche; Special building or use; Offices in terms of clause 7; any other use authorised in terms of clause 6 is. Note: garden and recreation area of 20% of the site area to be provided excluding drive ways and parking areas. Any development exceeding 4 storey's in height will require the submission of a built impact assessment.

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