

PROPERTY INFORMATION PACK

AUCTION DATE:	Thursday, 13 July 2017
AUCTION TIME:	12H00
PROPERTY ADDRESS:	Unit G05 Morning Gardens, 21 Clarise Ave, Morningside Manor, Sandton
SHOWDAY DATE:	Sunday, 2nd & 9th July 2017 from 2 – 4pm
AUCTION VENUE:	On Site
CONTACT PERSON: (Intern Agent)	Juan-dre Botha ☎ 071 352 0964
TERMS & CONDITIONS:	Reserved Auction. Refundable registration fee of R 10 000. The successful bidder is required to make an EFT or provide a bank guaranteed cheque equal to 10% plus VAT of the bid price being a buyer's premium payable to the Auctioneer. Guarantees for the full purchase price are to be furnished within thirty (30) days of acceptance of the sale by the Seller. The auction is conducted in terms of the CPA regulations Act 68 of 2008. This auction is subject to a right to bid by or on behalf of the seller. Further Terms & Conditions apply.

PRIME LOCATION • MODERN • GROUND FLOOR UNIT



G05 MORNING GARDENS, 21 CLARISE AVE, MORNINGSIDE MANOR

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PROPERTY DESCRIPTION

PROPERTY ADDRESS : Unit G05 Morning Gardens, 21 Clarise Avenue, Morningside
Manor, Sandton

ERF/STAND NUMBER : 957/2014 SS MORNING GARDENS UNIT G05

ERF/STAND SIZE : 123m²

DESCRIPTION OF THE PROPERTY, NEIGHBOURHOOD AND SURROUNDING AREAS:

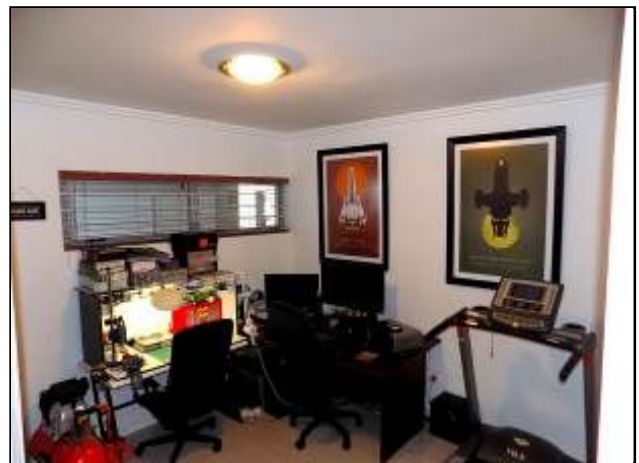
- Ground Floor Apartment
- 3 Bedrooms
- 3 Bathrooms (all En-Suite)
- Open Plan Kitchen
- Separate Scullery
- Lounge
- Dining Room
- Small Patio
- Separate Storage Unit
- 2 Carports
- Access to Swimming Pool and Garden
- Very Secure With 24 Hour Security Guard
- Only 14 Units In This Well Run Complex
- Sought After Area Close To All Main Arterial Routes and Amenities

SUBURB AMENITIES

NAME	TYPE	DISTANCE (m)
Redhill School	Education	1081
The Wedge Shopping Centre	Food & Entertainment	1300
SAPS Sandton	Police Station	1367
Morning Glen Shopping Centre	Food & Entertainment	2200
Sandton City	Food & Entertainment	4700

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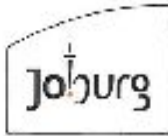
PICTURE GALLERY



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PICTURE GALLERY





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Computer generated
TAX INVOICE

UNIT 5 21 CLARISE AVENUE
MORNINGSIDE MANOR
2196

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

WTR NO. CITY OF JOHANNESBURG: 459111104 WTRNO. LOCAL: 459111104
WTRNO. JOHANNESBURG REGION: 121000010 WTRNO. LOCAL: 459111104

Date	2017/05/04
Statement for	May 2017
Physical Address	21 CLARISE AVENUE
Stand No./Portion	5 MORNING GARDENS
Township	MORNINGSIDE MANOR

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
128 m2	1	2014/12/17	C1	Market Value	Region E WARD 109

Invoice Number: 13002353630	Next Reading Date: 2017/05/19
Client VAT Number:	Deposit: R 0.00

Account Number: _____ **PIN CODE:** _____

Previous Account Balance	1,193.88
Less: Incoming Payment (Last Payment Made 2017/05/02)	- 1,193.88
Sub Total	- 2.04
Current Charges (Excl. VAT)	1,197.98
VAT @ 14%	37.94

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due
0.00	0.00	0.00	1,185.08	0.00	1,185.08	1,193.88
						Due Date
						2017/05/19



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Remittance Advice:

To ensure that your payment is processed, please do not detach & pay at the cash office



EasyPay



Postal Office



Date: 2017/05/04
Acc. No.: 21 CLARISE AVENUE

Standard Bank - City of Johannesburg Banking details
Internet banking - Use the bank provided Corporate code: 8800 (local - deposits - GIV) to be used in place of bank name.
Client Account Ref: 123456789

Total Due	1,193.88
Due Date	2017/05/19



Account Number:

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates: Sectional Title Resident The property rates are based on the market value of the property and are calculated as follows: R 1.020,000.00 X R 0.0065160 / 12 (Billing Period 2017/05) Less rates on first R200 000.00 of market value Less sectional title rebate VAT: 0 %			
		1,043.93	
		- 115.27	
		- 48.88	
		0.00	880.98

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
WASTE MANAGEMENT SERVICE Refuse removal VAT: 14.00%			
		271.00	
		57.94	308.94

Current Charges (Including VAT)

1195.92

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 **immediately**, 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.

PROPERTY INFORMATION PACK

LEVY ACCOUNT

	CONTACT - Leanne Cascoas leanne@supfproperty.co.za Mobile 083 307 7257 Fax 086 600 9812	STATEMENT <hr/> Date 19/05/2017 <hr/> Page 1 <hr/> Account Number																																															
Unit 5 Morning Gardens 21 Clarise Avenue Morningside 2196 Owner Resident	FROM - Morning Gardens Body Corporate 21 Clarise Avenue Morningside 2196																																																
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Please make payment to - Morning Gardens Body Corporate First National Bank Account 62500047700 4 Merchant Place Branch Code 200607 (Generic code 250655) Using your account number as your reference -		PAYMENTS ARE DUE BEFORE THE FIRST DAY OF EACH MONTH INTEREST AT PRIME PLUS 2% PER ANNUM ON ARREARS																																															

CPA REGULATIONS & PRE-REGISTRATION

According to the Consumer Protection Act (CPA) which came into effect in 2011, Reliance Auctions would like to offer you the opportunity to pre-register as a bidder prior to the auction today.

South African consumers are now amongst the best protected consumers in the world and the purpose of the Act is to promote fair business practise and to protect consumers against deceptive, misleading, unfair or fraudulent conduct.

It is compulsory that all Bidders are required to present the following documentation in order to register at our auctions:

1. SA Identity Document;
2. Current utility bill addressed to your physical address;
3. In the event of you bidding on behalf of a company, trust or close corporation in your capacity as director, trustee or member respectively, you are required to submit a letter of authority on an official letterhead of that entity, authorising you to bid, sign all necessary documents and effect transfer on behalf of the entity which must be accompanied by a certified copy of the resolutions by the directors, trustees or members of the entity authorizing you to do so;
4. A special Power of Attorney is required should you be bidding on behalf of another person which must expressly authorize you to bid on behalf of that person and must include a certified copy of that person's SA Identity Document and proof of that person's residential address not being older than 3 months;
5. Copy of the Entity's FICA Documents;
6. VAT Registration Documents;
7. Income Tax Reference Number and proof of marital status.

Reliance Auctions would like to hereby offer you the opportunity to pre-register for the auction in order to avoid the time-consuming registration process as we endeavour to make this process as hassle free and efficient as possible.

Below are our Trust Account details and registration fees;

R50 000.00 on Commercial Property

R10 000.00 on Residential Property

Kindly note for EFT & Cheque payments, the following applies:

Cheques need to be made out to Reliance Auctions (Pty) Ltd.

For EFT payment, our banking details are as follows:

Trust Account : Reliance Auctions
Bank : Standard Bank
Account Number : 42-798-63-46
Branch Name : Rivonia
Branch Code : 001255

PLEASE FORWARD PROOF OF PAYMENT TO: lindi@relianceauctions.co.za

PROPERTY INFORMATION PACK

RESIDENTIAL AUCTION RULES AND PROCEDURE

1. Auction with Reserve means that the property will be sold to the highest bidder but subject to confirmation by the Seller who has 7 days to accept or reject the offer.
2. The conduct of the auction is subject to the control of the Auctioneer of the day who has the sole right to regulate the bidding procedure.
3. Auctions commence at 12h00 unless otherwise advertised and will not be delayed to accommodate any persons who arrive late. The Rules of Auction will be read out at 12h00.
4. A prospective bidder cannot participate in the bidding process if not registered as a bidder. The registration process includes (i) registration of the prospective bidder's identity, (ii) residential address, (iii) contact details, (iv) payment of R10 000 registration fee and (v) full signature on the bidder's roll prior to the commencement of the auction. The bidder's roll will be made available for inspection at the auction and at the Auctioneer's offices during normal business hours without the charge of a fee.
5. All registered bidders must (i) thoroughly inspect the property and/or goods and (ii) read the offer to purchase ("the Sales Contract") before the bidding starts and must not bid unless he or she has done so.
6. We are selling per rising bid in South African Rand.
7. The Vat status of the Seller will be read out at the auction.
8. The auctioneer or his/her agent shall be entitled to bid up to the reserve price on behalf of the owner, but shall not be entitled to make a bid equal to or exceeding the reserve price.
9. Any error by the Auctioneer shall be entitled to be corrected by him/her.
10. A person who attends the auction to bid on behalf of another person, must produce a letter of authority that expressly authorises him/her to bid on behalf of that person. Where a person is bidding on behalf of a company, the letter of authority must appear on the letterhead of the company and must be accompanied by a certified copy of the resolution authorising him or her to bid on behalf of the company.
11. In the event of any dispute between the bidders, the decision of the Auctioneer shall be final and binding.
12. The Rules of the Auction are read out at the auction and a copy thereof will be available to all registered bidders and will be filed at the Auctioneer's office for a period of 5 (five years).
13. At the auction, after reading of the Rules of the Auction and before the bidding starts, bidders will be able to ask questions regarding the auction procedure and/or the property for sale.
14. The Purchaser shall not be held liable for any arrears unless otherwise stipulated in the Sales Contract.
15. Every bid shall constitute an offer to purchase the property for the amount bid, which the Seller or the Auctioneer may accept or reject in their absolute discretion. The Seller and the Auctioneer are entitled to withdraw the property from sale prior to acceptance by the Seller.
16. The highest bidder ("the Purchaser") shall sign the Sales Contract immediately on the fall of the hammer.
17. If no bid equals or exceeds the reserve price, the property may be withdrawn from the auction. The Seller shall be entitled to instruct the auctioneer to accept any lower bid.
18. The Seller has 7 days ("the Confirmation Period") to accept or reject the offer. No bid may be withdrawn after the fall of the hammer until the expiry of the Confirmation Period. During this time the offer shall be open for acceptance by the Seller or his agent and if the offer is accepted, the sale shall be deemed to be a sale by auction for purposes of the Act.
19. The Purchaser's offer shall remain open for acceptance by the Seller or by the Auctioneer on behalf of the seller, until expiry of the confirmation period. The Purchaser and the Auctioneer acknowledge and agree that this provision is for the benefit of the Seller.
20. The Purchaser's offer shall be deemed to have been accepted only when the Seller or the Auctioneer, whichever may be applicable, has signed the Sales Contract on behalf of the Seller and the Seller shall not be required to notify the Purchaser of the acceptance of its offer prior to expiry of the confirmation period.
21. The Purchaser hereby nominates Reliance Auctions (Pty) Ltd as its agent for the purpose of receiving and accepting notification of acceptance of this offer.
22. Should the Seller reject the Purchaser's offer, the Auctioneer will repay to the purchaser any deposit and commission paid to it in terms of the Sales Contract within a reasonable time.
23. In the event of the sale requiring the consent of any statutory authority or any court of law, then this auction sale is subject to the granting of such consent.
24. Upon signature of the conditions of sale by the purchaser, the purchaser will pay to the Auctioneer over and above the bid price a buyer's premium (commission) equal to 10% (ten per cent) of the bid price plus VAT thereon being Auctioneers commission. The full bid price of the property must be paid upon registration of transfer of the property into the name of the purchaser for which the purchaser will be obliged to deliver a bank guarantee, acceptable to the SELLER, within 30 (Thirty) days after confirmation of the sale by the SELLER or the Auctioneer.
25. The rules of the auction meet the requirements of the Consumer Protection Act, Act 68 of 2008 ("the Act") to the best of the Auctioneer's knowledge.
26. Section 45 (1) to (4) are brought to the registered bidders' attention: "Auctions 45. (1) In this section, "auction" includes a sale in execution of or pursuant to a court order, to the extent that the order contemplates that the sale is to be conducted by an auction. (2) When goods are put up for sale by auction in lots, each lot is, unless there is evidence to the contrary, regarded to be the subject of a separate transaction. (3) A sale by auction is complete when the auctioneer announces its completion by the fall of the hammer, or in any other customary manner, and until that announcement is made, a bid may be retracted. (4) Notice must be given in advance that a sale by auction is subject to - (a) a reserved or upset price; or (b) a right to bid by or on behalf of the owner or auctioneer, in which case the owner or auctioneer, or any one person on behalf of the owner or auctioneer, as the case may be, may bid at the auction."
27. Section 55 (1) expressly states that the cooling off period does not apply to goods bought on auction: "Consumer's rights to safe, good quality goods 55. (1) This section does not apply to goods bought at an auction, as contemplated in section 45."

DISCLAIMER: Whilst all reasonable care has been taken to provide accurate information, neither Reliance Auctions (Pty) Ltd nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by an person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of Reliance Auctions (Pty) Ltd or the Seller/s or any other person. Bidders must register to bid and provide original proof of identity and residence on registration.



Residential

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