

PROPERTY INFORMATION PACK

AUCTION DATE:	Tuesday, 27th February 2018
AUCTION TIME:	12H00
PROPERTY ADDRESS:	28 Morganwood, Dickens Road, Barbeque Downs, Midrand
SHOWDAY DATE:	Sunday, 18th & 25th February from 2 – 4pm
AUCTION VENUE:	On Site
CONTACT PERSON: (Intern Agent)	Collin de Lange ☎ 076 042 6472
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.

MODERN • UPMARKET • 2 BED • 1 BATH UNIT



28 Morganwood, Dickens Road, Barbeque Downs, Midrand

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PROPERTY DESCRIPTION

PROPERTY ADDRESS : 28 Morganwood, Dickens Road, Barbeque Downs, Midrand
ERF/STAND NUMBER : ERF: 904/2016 UNIT 28, SS MORGANWOOD
ERF/STAND SIZE : 69 m²

DESCRIPTION OF THE PROPERTY, NEIGHBOURHOOD AND SURROUNDING AREAS:

- 2 Bedrooms
- 1 Full Bathroom
- Kitchen
- Open Plan Living Room & Lounge
- Private Garden
- Pet Friendly - 2 Small Dogs allowed
- Swimming Pool in Complex
- Jungle Gym / Kids Play Area

SUBURB AMENITIES

NAME	TYPE	DISTANCE (m)
DA Vincenzo Italian Restaurant & Venue	Food & Entertainment	700 m
Leeuwkop Golf Club	Recreational	1 600 m
Kayalami on Main Shopping Centre	Shopping	1 900 m
KFC	Food & Entertainment	1 900 m
Kayalami Sport & Function	Recreational	2 000 m
Lory Park Zoo	Entertainment	11 400 m

PROPERTY INFORMATION PACK


PICTURE GALLERY



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PICTURE GALLERY





a world class African city

Computer generated
TAX INVOICE

Nicolas Michael & Gina Smith Gordon
8 Dickens Road
BARBEQUE DOWNS
1684

You can contact us in the following ways

Phone:
Tel: 0880 56 26 74
Fax: (011) 258-3408/9

Correspondence:
P.O BOX 5000
JOHANNESBURG
2000

E-mail:
joburgconnect@joburg.org.za

VAT NO: CITY OF JOHANNESBURG: 42307017154 VAT NO: DECTUD: 419078102
VAT NO: JOHANNESBURG: 42307017154 VAT NO: CITY TOWN: 42307017154

Date	2018/01/05
Statement for	January 2018
Physical Address	6 DICKENS ROAD
Stand No./Portion	28 MORGANWOOD
Township	BARBEQUE DOWNS EXT.59

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
69 m2	1	2016/11/29	A1	Market Value	Region A Ward 192


Invoice Number: 76003267873	Next Reading Date: 2018/01/22
Client VAT Number:	Deposit: R 0,00

Account Number:	PIN CODE:
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Previous Account Balance:	551.42
Less: Incoming Payment (Last Payment Made 2016/01/04)	- 551.42
Sub Total	0.00
Current Charges (Excl. VAT)	524.12
VAT @ 14%	27.30

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due
0.00	0.00	0.00	551.42	0.00	551.42	551.42
						Due Date
						2018/01/22


COJ will review its current Rates Policy. Public meetings will be held during Jan/Feb 2018. For more info contact us on 0850562874, visit a Customer Service Centre or email ratescomment@joburg.org.za



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

EasyPay

Postal Office



Date: 2018/01/05

Acc. No.: 6 DICKENS ROAD

Standard Bank - City of Johannesburg Banking details:
Internal banking - Use the banks pre-loaded Company details
SBSA branch deposits - Call us AAMS in be used in place of bank acc. no.
Client Account No/Deposit Reference

Total Due **551.42**

Due Date **2018/01/22**

RATES AND TAXES ACCOUNT



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 values of the property and are calculated as follows: R 768,000.00 X R 0.0073450 / 12 (Billing Period 2018/01) Less rates on first R200 000.00 of market value Less sectional title rebate VAT: 0 %			
		468.66	
		- 122.42	
		- 17.82	
		0.00	329.12

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
WASTE MANAGEMENT SERVICE Refuse Charge VAT: 14.00%			
		195.00	
		27.30	222.50

Current Charges (Including VAT)

551.42

Where can a payment be made?

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

How to make a payment

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

When to make a payment

Payments must reach the CoJ on or before the due date.

Change of address

This must be done timeously, in writing and submitted to any CoJ Municipal Regional Office.

Terminating electricity and water services?

This must be done in writing 7 working days before the date you want your services terminated and submitted to any CoJ Municipal Regional Office.

LEVY STATEMENT



2015/047687/07

STATEMENT/TAX INVOICE
AIV PROPERTY SPECIALISTS
 PROPERTY MANAGEMENT, SALES & RENTALS
 372/376 Oak Avenue
 Unit F1-001 Oak Avenue Office Park
 Randburg, 2146
 Email: info@aivproperties.co.za
 TEL: 087 150 0708
 FAX: 086 582 6338

Levy Statement/Tax Invoice No: 181563

VAT NO: 4210259737

OUR REFERENCE:
 MORGANWOOD BODY CORPORATE
 19 December 2017

28 MORGANWOOD BODY CORPORATE
DICKENS ROAD
BARBEQUE DOWNS
SUNNINGHILL, JOHANNESBURG

Cell: 0613182485

DATE	CODE	REF	DETAIL	DEBIT	CREDIT	BALANCE
			BALANCE BROUGHT FORWARD:			0.00
22/11/2017	1		DEC 2017: Levy	927.00		927.00 DB
22/11/2017	3		DEC 2017: DOM EFF LEVY	300.00		1 227.00 DB
22/11/2017	10		DEC 2017: RESERVE FUND CONTRIBUTION	51.00		1 278.00 DB
22/11/2017	8	CSOS	DEC 2017 - CSOS CONTRIBUTION	8.54		1 286.54 DB
24/11/2017	16		Period 27/09/17 - 24/10/17: 28 days		0.00	1 286.54 DB
24/11/2017	23		Water: 47-52=5kl	35.70		1 322.24 DB
24/11/2017	22		VAT on Total of 35.70	5.00		1 327.24 DB
07/12/2017	2	89	(06/12/17)		1 327.24	0.00
18/12/2017	1		JAN 2018: Levy	927.00		927.00 DB
18/12/2017	3		JAN 2018: DOM EFF LEVY	300.00		1 227.00 DB
18/12/2017	10		JAN 2018: RESERVE FUND CONTRIBUTION	51.00		1 278.00 DB
18/12/2017	8	CSOS	JAN 2018 - CSOS CONTRIBUTION	8.54		1 286.54 DB
19/12/2017	16		Period 24/10/17 - 21/11/17: 29 days		0.00	1 286.54 DB
19/12/2017	23		Water: 52-56=4kl	28.56		1 315.10 DB
19/12/2017	22		VAT on Total of 28.56	4.00		1 319.10 DB
DUE BY: 01/01/2018 TOTAL DUE:						1 319.10 DB

SAPS Sector 4: 071 675 6115 or 071 675 6114 or Vehicle 079 885 9675
 Facilities Manager: 063 689 7900 / katie@proactiveem.co.za
 After Hours Emergency Contact: 079 473 4649
 Morganwood Guard House: 071 245 9949
 24-7 Control Room: 082 602 6210

Dear Owner,
 Please note that your levy is due on or before the 1st of each month in advance. Kindly ensure that you use the reference number below when making any payments.
 All Payments accepted without prejudice to AIV Property Specialists rights.
 Payments will be credited against arrears if any.
 You can view your statement ON-LINE at www.aivproperties.co.za simply click the "Register" tab and follow the prompts!
 We Manage, Rent and Sell!!!

REFERENCE NO:

BANKING DETAILS FOR PAYMENTS:
 Account Name: AIV PROPERTY SPECIALISTS
 Bank: ABSA
 Account No: 4076463618
 Branch: 632005
 Reference:

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

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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.



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