

VENDITOR

AUCTIONEERS



MULTIPLE PROPERTY ONLINE AUCTION - NELSPRUIT

LIQUIDATED ESTATE: WESTERNONSIX PTY LTD

ONLINE DATE:

29 SEPTEMBER – 5 OCTOBER 2023

ON AUCTION: (TO BE SOLD INDIVIDUALLY)

LOT 1 | INCOMPLETE DEVELOPMENT OF 8 UPMARKET UNITS LOT 2 | 2 X VACANT STANDS



INDEX

LOT 1: 11 on Baker

Location | Pg 4

Description | Pg 5

Lightstone, Zoning & Town Planning | Pg 8 - Pg 11

LOT 2: 2 x Vacant Stands

Lightstone | Pg 13

Auction Terms & Conditions | Pg 15

How to Register | Pg 17







LOCATION

The development is located at the corner of Baker and Kestel Street in Nelspruit Ext 6. Additional information about the area:

- 1. Location: Nelspruit Ext 6 is situated to the south-east of the Central Business District (CBD) of Nelspruit, which is the capital of Mpumalanga Province in South Africa.
- 2. Residential Suburb: Nelspruit Ext 6 is described as a well-developed and established higher middle-class residential suburb. This suggests that the area likely features a mix of housing types, possibly including single-family homes, townhouses, or apartments, and is generally considered an attractive place to live.
- 3. Proximity to Amenities: One of the key advantages of this location is its proximity to various amenities. There are a variety of shops and smaller shopping centres nearby. This is convenient for residents, as it means they don't have to travel far to access groceries, clothing, and other goods.
- 4. Filling Stations: Having nearby filling stations is essential for residents who rely on private transportation. It provides easy access to fuel and other vehicle services.
- 5. Medical Facilities: Access to medical facilities is crucial for any residential area. It ensures that residents can receive medical care when needed without having to travel long distances.
- 6. Schools: The presence of schools in the vicinity is a significant advantage for families with children. It reduces the commute time for students and parents alike.

Overall, the development is well-situated to meet the needs of its potential residents, offering a convenient and comfortable living environment with easy access to essential services and amenities.





DESCRIPTION

This upmarket development has been meticulously planned to accommodate eight double-story units.

Each unit will feature 3 bedroom, 2.5 bathrooms, an open-plan kitchen and a living area that opens onto a patio equipped with a built-in braai. Additionally, each unit boasts a private garden, a garage and a carport.

The visual depiction created by the architect to illustrate the envisioned appearance of the units:



























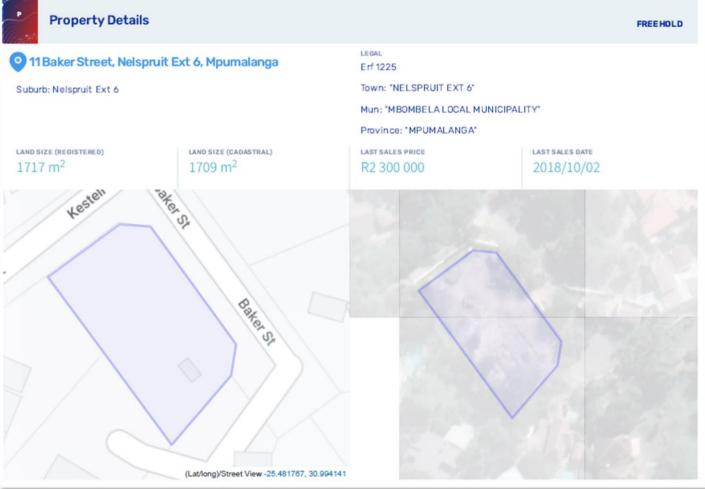


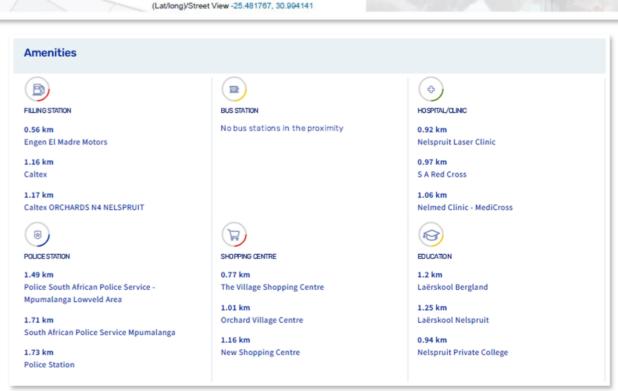


11 ON BAKER:
LIGHTSTONE REPORT
ZONING & TOWN PLANNING



AUCTIONEERS







Civic Centre 1 Nel Street Mbombela 1201 Republic of South Africa



P O Box 45 Mbombela 1200 Republic of South Africa Tel: +27 (0) 13 759-9111 Fax: +27 (0) 13 759-2070

CITY PLANNING AND DEVELOPMENT

Our Reference: TEAS (ZC/23/00278)

L. Sikhonde 2 (013) 759-2373 Enquiries:

ZONING CERTIFICATE

TO WHOM IT MAY CONCERN

ERF 1225, NELSPRUIT EXTENSION 06 PROPERTY-

1. Land Use Zone: "RESIDENTIAL" 2 Uses Permitted: Dwelling Units.

Consult a Surveyor General. 3 Area:

4. Height restriction: 2 Storeys. 5. Coverage:

6. FAR restriction: As approved by the Local Authority.

07 (Residential). 7. Overlay zone:

8. Density Restrictions: 30 Dwelling Units per Hectare.

9. Parking requirements: 1 covered space per dwelling unit of 3 living rooms or less, 1 covered and 1 uncovered

parking space per dwelling unit with 4 or more living rooms and 1 uncovered parking space

per 3 dwelling units for visitors.

10. Loading Requirements: 1 space per 100 m² dwelling units.

11. Building Lines

Street Boundary: 5 meters Other Boundary: 2 meters

Building lines on national and Provincial Roads must be confirmed with the

relevant authority by the owner

12. Consent Use: (AS/05/01227) (ANNEXURE No.829)

13. Specific Geological Requirements: Proposals to overcome detrimental soil conditions to the satisfaction of the

Municipality shall be contained in all building plans submitted for approval and all buildings shall be erected in accordance with the precautionary measures

accepted by the Municipality.

14. Additional Conditions: For further specifications, please refer to the City of Mbombela Land Use Scheme, 2019.

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accepted by the Municipality.

14. Additional Conditions: For further specifications, please refer to the City of Mbombela Land Use Scheme, 2019.

The Land Use Scheme and Maps are open for inspection at the Civic Centre, 1 Nel Street, Nelspruit, and the information contained herein must be verified by the applicant by inspection of the Scheme and the Map. The Council does not accept any responsibility for any incorrect information provided on this certificate. It should be noted that the provisions of the Land Use Scheme do not supersede any restrictive conditions contained in the Title Deed.

Yours faithfully,

BEN STEYN

Digitally signed by Luxolo Sikhonde Date: 2023.05.10

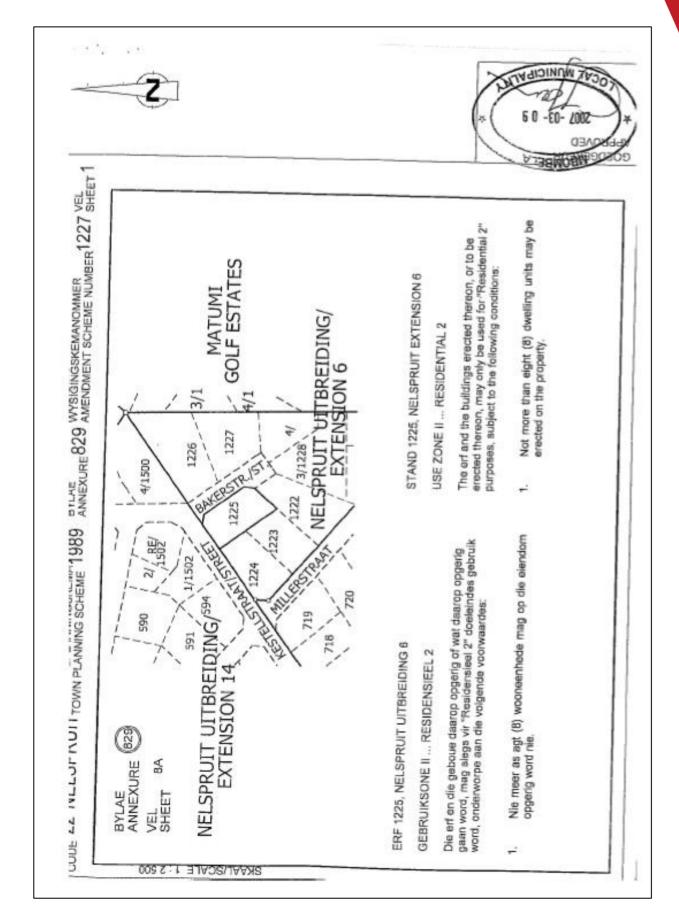
'08:26:02 +02'00 SENIOR MANAGER: LAND USE MANAGEMENT

CITY PLANNING & DEVELOPMENT

CITY OF MBOMBELA

LS/Is







AUCTIONEERS



Siyakha Quantity Surveyors (Pty) Ltd

Reg. Number: 99/17645/77

QUANTITY SURVEYORS - PROJECT MANAGERS

ille 403The Pinnade 1 Paddin Street 3 005

2 +27 13 753 2383 0 +27 13 752 3612

COST OF COMPLETION REPORT

Report Date

23 May 2023

Property

11 Baker Street, Mbombela

Instruction

To review and prepare a high level Cost to Complete of the Development on

11 Baker Street, Mbombela.

Market Value

Current market trends lends to a construction cost of approximately R12,000/m2 for high cost residential dwellings with selling prices trending

between R15,000 to R17,000 per m2.

The anticipated selling price illustrated on the advertising board at the premises, equates to a cost of R11,273.61/m2, which is deemed low

Completion & Cost

In order to calculate a cost to complete value, we listed the major finishing items and allowed costs against same. Please refer Annex A, attached to

this report for details pertaining to these costs.

At high level, we estimate a cost of approximately R5,664,000 (excl. VAT)

to complete the construction works.

The estimated cost excludes any allowances for outstanding professional fees, connection fees, council fees and marketing costs, etc.

We anticipate that a competent contractor will require a period of 4 (four)

months to complete the works.

Assumptions

It should be noted that the estimated completion cost is based on a high level review of available drawings, works completed to date, a cash flow prepared by a director of Westernonsix (Pty) Ltd, works completed to date, and assumptions made based on similar contracts. The value is indicative only and should only be used for the purposes of supplying the valuer with a broad idea of the cost to complete.

To accurately depict the cost to complete, we will have to prepare a detailed measure of works completed on site, measure outstanding items from drawings, audit all payments expended to date, etc. This will require an instruction to proceed in this regard, and will have a cost and time impact.

Yours faithfully.

ANET NAGEL

FOR : SIYAKHA QUANTITY SURVEYORS

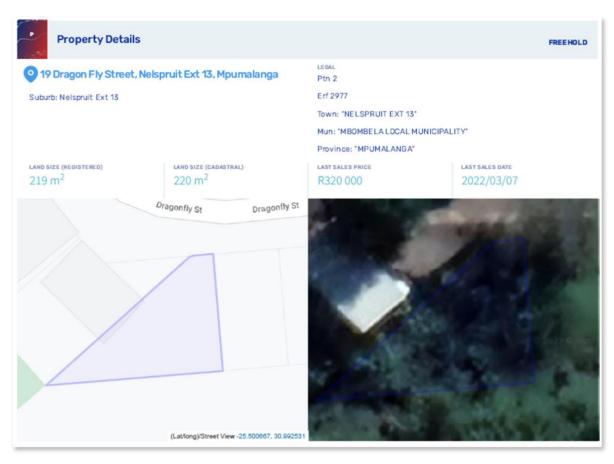
J. Seunders N.H. Dipl (QS) PIMAQS PrQS AAArb PNRICS A. Nagel BSc (QS) PMAQS PrQS T.M. Madisha. N.Dipl (Building Surveying)

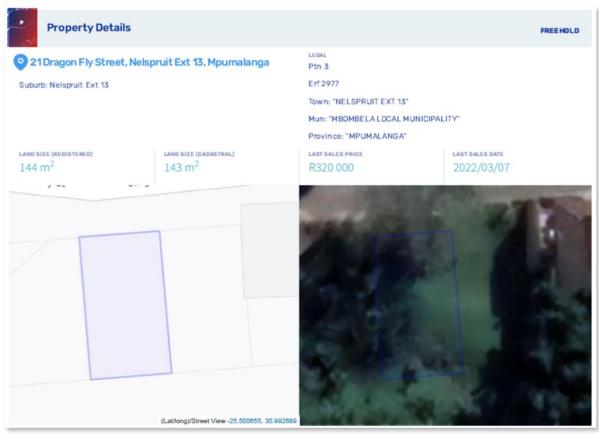
Detail	Permissible	Actual
Zoning	Residential*	Residential under construction
Permitted uses	Dwelling units	Units under construction
Height Restriction	2 Storeys	2 Storeys under construction
Coverage	50%	Comply
FAR	As per approved plans	Plans approved4
Density	30 units per ha (5 units)	8 units approved5.

19 & 21 DRAGON FLY STR LIGHTSTONE REPORT



AUCTIONEERS









- Registration Fee for 11 on Baker: R 50 000.00 Refundable registration fee + FICA documents required. Upload your proof of payment and FICA documents on the online platform: www.venditoronline.co.za.
- Registration Fee for 2 Vacant Stands: R 10 000.00 Refundable registration fee + FICA documents required. Upload your proof of payment and FICA documents on the online platform: www.venditoronline.co.za.
- 5% Deposit as well as buyers commission payable immediately upon closing of the auction.
- The Offer is subject to a Confirmation period.
- After written acceptance, the buyer has 45 days to deliver guarantees.
- The property is sold voetstoots as is.
- Occupation on registration.
- All arrear rates & taxes & levies are payable by the seller, not the purchaser.

KINDLY SEE BELOW BANKING DETAILS FOR YOUR RECORDS:

Venditor | Standard Bank Hatfield

Account Nr: 3014 590 10

Branch: 051 001

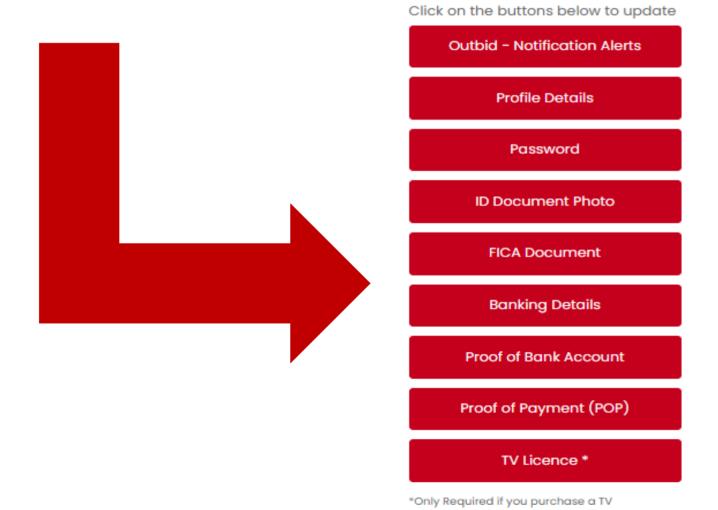
Reference: 15371

Proof of payment: monique@venditor.co.za

HOW TO REGISTER ON www.venditoronline.co.za



- Go to the online portal: <u>www.venditoronline.co.za</u>. If you have no have not registered before on the website, please click on REGISTER ACCOUNT (top right-hand corner). If you have registered before, please go to LOGIN.
- 2. Complete your details and ensure that the information you have entered is correct. Once you have completed the form, click submit. You will receive an email to verify your account. Please go to your email and verify your account.
- 3. Once you have verified your email, go back to the online platform and login. **Go to**Your Profile and upload the necessary information as required by the
 system. You must upload the following documents:







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- venditor.co.za