

## INSOLVENT ESTATE AUCTION ON-SITE

### PROPERTY ADDRESS:

**SECT 80 OF PLAN 128/2008 KNOWN AS ELMA PARK SITUATED AT ERF  
195 ELMAPARK EXT 2  
(17TH FLOOR, UNIT 3)  
NO. 1 1ST AVENUE, ELMAPARK**

### AUCTION DATE:

**THURSDAY, 19 MAY 2022 @ 11AM**



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## TITLE DEED INFORMATION

### Property 1:

#### Registered Description:

Sect 80 of plan 128/2008 known as Elma Park situated at Erf 195 Elmapark Ext 2

#### Province:

Gauteng

#### Unit Size:

68sqm

#### Registered Owners:

Brendan Leslie During

#### Title Deed Number:

ST30793/2008

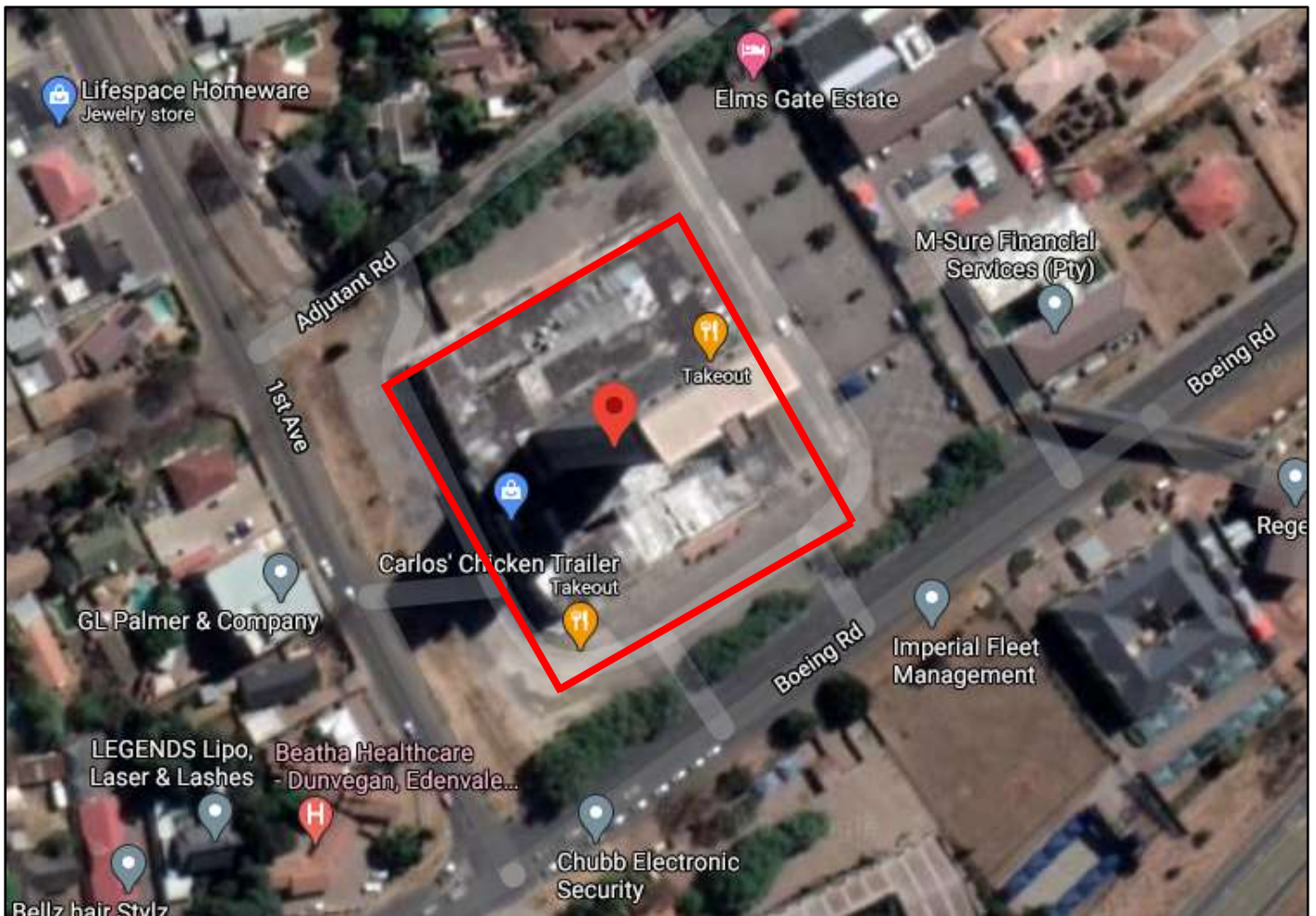
## LIGHTSTONE REPORT

| Property Details          |                          |                         |   |                |
|---------------------------|--------------------------|-------------------------|---|----------------|
| Property Type:            | SECTIONAL TITLE          | Legal Description:      | Sect 80 of plan 128/2008 known as ELMA PARK Situated at Erf 195 ELMAPARK EXT 2 CITY OF EKURHULENI METROPOLITAN MUNICIPALITY GAUTENG |                |
| Province:                 | GAUTENG                  | Municipality:           | Ekurhuleni  |                |
| Township:                 | ELMAPARK EXT 2           | Portion #:              | 0   |                |
| Erf #:                    | 195                      | Sectional Title Unit #: | 80  |                |
| Sectional Title Name:     | SS ELMA PARK(128/2008)   | Street:                 | 1st AVENUE  |                |
| Suburb:                   | ELMAPARK                 | Last Sales Price:       | R 690 000   |                |
| Street #:                 | 1                        | Coordinates (Lat Long): | Google Maps: -26.1597, 28.1568   <a href="#">Street View</a>  |                |
| Last Sales Date:          | 20080423                 | SG Code:                | TOIR02200000019500000   |                |
| Unit Size:                | 68 m <sup>2</sup>        |                         |   |                |
| Mother Erf Size:          | 11271 m <sup>2</sup>     |                         |   |                |
| Estimate Size Under Roof: | Not Available            |                         |   |                |
| Owner Details             |                          |                         |   |                |
| Owner Name                | ID / Registration Number | Title Deed No           | Share   | Marital Status |
| DURING BRENDAN LESLIE     | 8109215091084            | ST30793/2008            |   | UNMARRIED      |
| Bond Details              |                          |                         |   |                |
| Institution               | Bond Amount              | Bond Number             | Bond Registration Date  |                |
| NEDBANK                   | R 1 600 000              | B20412/2019             | 20190531  |                |
| NEDBANK                   | R 3 500 000              | B38805/2017             | 20170915  |                |

## LOCATION & ZONING

Municipality: Ekurhuleni

The property is zoned: Residential | Sectional Title












### IMPROVEMENTS

- Kitchen with breakfast nook
- Spacious Living Area
- Bedroom with built in cupboards
- Full Bathroom
- Basement parking allocated to the unit
- Unit Size: 68sqm

### Amenities situated near the unit building:

| Amenity   | Type                | Distance (km) |
|---|---------------------|---------------|
| Dunvegan Service Station  | FillingStation      | 0.44 km       |
|  BP Edenvale North               | FillingStation      | 0.75 km       |
| BP Cargo Motors   | FillingStation      | 0.88 km       |
| Centre - Edenvale - MediCross   | Hospital/Clinic     | 2.33 km       |
|  Medical Centre - MediCross      | Hospital/Clinic     | 2.41 km       |
| MediCross Sunny Ridge   | Hospital/Clinic     | 2.44 km       |
| SAPS - Edenvale   | PoliceStation       | 1.48 km       |
|  SAPS - Bedfordview              | PoliceStation       | 2.92 km       |
| SAPS - Primrose   | PoliceStation       | 3.27 km       |
| Fiesta on First Day Care  | PrePrimarySchool    | 0.14 km       |
|  Stepping Stones Learning Centre | PrePrimarySchool    | 0.60 km       |
| Daluxolo Junior Primary School  | PrimarySchool       | 0.47 km       |
| Orion Centre  | ShoppingCentre      | 0.05 km       |
|  Meadowdale Mall                 | ShoppingCentre      | 1.08 km       |
| Dunvegan Shopping Centre  | ShoppingCentre      | 1.22 km       |
| Circle Way College  | TertiaryInstitution | 1.95 km       |
|  The Language Institute of Tutor | TertiaryInstitution | 2.93 km       |

## RATES AND LEVIES



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**City of Ekurhuleni**  
a partnership that works

EDENVALE CUSTOMER CARE CENTRE

PO BOX 25  
EDENVALE  
1610

Phone: 0860 543 000  
Email: callcentre@ekurhuleni.gov.za  
Twitter: @EMM\_Cal\_Centre

**COPY TAX INVOICE**  
VAT Reg No. 4280193493  
Invoice number: 180130553620210806

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|                                    |   |  |  |
|------------------------------------|---|--|--|
| <b>Name</b> DURING BRENDAN LESLIE  |   | <b>Account Number</b> 1801305536                                       |  |
| <b>Ward Number</b> 111             | <b>Payments Included Until</b> 2021/08/06 | <b>Vat Reg. No.</b>  |  |
| <b>Street Address</b>              |   | <b>Electricity / Water Deposit</b>                                     |  |
| 01 FIRST                           |   | <b>Cash</b> 0.00   | <b>Guarantee</b> 0.00  |
| <b>Township</b>                    |   | <b>Valuation</b>   |  |
| ELMA PARK EXT 2                    |   | <b>Site</b>  | <b>Improvements</b> 610000                                     |
| <b>ERP Number</b> K16 002 00000195 | <b>Portion</b> 00000 0000 0000            | <b>Area m<sup>2</sup></b> 88   |  |
| <b>Date</b>                        | <b>Icon</b>                               | <b>Details</b>   | <b>Charge (excl. VAT)</b> <b>VAT</b> <b>Charge (incl. VAT)</b> |
| 06/25                              |   | BALANCE BROUGHT FORWARD  | 2104.89          2104.89                                       |
|                                    |   | SUB TOTAL  | 2104.89          2104.89                                       |
| 07/26                              |   | INTEREST ON ARREARS  | 8.57          8.57   |
| <b>PROPERTY RATES</b>              |   |  |  |
| 07/28                              |   | PROPERTY RATES RESIDENTIAL SECTIONAL TITLE                             | 534.77          534.77   |
| 07/28                              |   | VA-VALUE-EXCLUSION   | -131.50          -131.50                                       |
| <b>REFUSE REMOVAL</b>              |   |  |  |
| 07/28                              |   | REFUSE: FLATS/TOWN HOUSES 240L BIN                                     | 196.02       27.09    214.61                                   |
|                                    |   | TOTAL CURRENT LEVY 826.45  |  |
| <b>LINKED ACCOUNTS</b>             |   |  |  |
|                                    |   | NH - NORMAL HANDO TSHIQI ZEBEDIELA A 0480.47 1802890039052021/08/07/01 |  |
|                                    |   | NH - NORMAL HANDO TSHIQI ZEBEDIELA A 5334.89 1803110652062021/08/07/01 |  |
|                                    |   | NH - NORMAL HANDO TSHIQI ZEBEDIELA A 2100.87 1803164512082021/08/07/01 |  |
|                                    |   | NH - NORMAL HANDO MRT RECOVERIES (PT 2141.26 1803189598062021/08/07/01 |  |
|                                    |   | NH - NORMAL HANDO VAN DE VENTER MAJO 2104.69 1803241179082021/08/07/01 |  |

30 Days

60 Days

90 Days

90+ Days

Total Charge (excl. VAT)

Total VAT

Total Charge (incl. VAT)

521.88

530.47

527.60

524.74

2703.15

27.96


2731.14

Amount in Advance 0.00

Due Date 2021/08/18

Amount Payable 2732.00

MESSAGE




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EDENVALE CUSTOMER CARE CENTRE

PO BOX 25  
EDENVALE  
1610

Phone: 0860 543 000  
Email: callcentre@ekurhuleni.gov.za  
Twitter: @EMM\_Cal\_Centre


**REMITTANCE ADVICE**  
VAT Reg No. 4280193493



402

\*\*\*\*\* 8 1324 1801 3055 367

44521801305536



1801305536

115441801305536

|                                   |                               |
|-----------------------------------|-------------------------------|
| <b>Name</b> DURING BRENDAN LESLIE |                               |
| <b>Account Number</b> 1801305536  |                               |
| <b>Due Date</b> 2021/08/18        | <b>Amount Payable</b> 2732.00 |

Estimate monthly levies is R1 600.00

## PHOTO REPORT



## AUCTION TERMS AND CONDITIONS

- R 20 000.00 Refundable registration fee + FICA documents required.
- 5% Deposit + 10% Buyers Commission payable on the fall of the hammer.
- The Offer is subject to a Confirmation period.
- After written acceptance, the buyer has 45 days to deliver guarantees.
- The property is sold voetstoots. Occupation is 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: 15018/Your name and surname

Proof of payment: [monique@venditor.co.za](mailto:monique@venditor.co.za)