

INFORMATION PACK

FOR

30 FLATS – 919 PLACE 2 BEDROOM EACH

OFFERED INDIVIDUALLY AND COLLECTIVELY

CNR GASEL AVE & DIXON ROAD, REYNO RIDGE



ON SITE AUCTION – Thursday, 7 November 2019 @ 11h00

Contact: Pieter Nel – 084 8800 165

pieter@bideasy.co.za / www.bideasy.co.za

Property Information

Title Deed Information –

UNITS 101 - 310, SS 919 PLACE (96/2014), REYNO RIDGE EXT 1, WITBANK

Known As: 919 Place, Corner Gasel Ave & Dixon Rd, Reyno Ridge, Witbank

Title Deed: ST16772/2014 - ST16801/2014

Extent: 69.0000m² - 72.0000m²

Local Authority: EMALAHLENI LOCAL MUNICIPALITY

Registration Division: JS

Province: MPUMALANGA

Zoning: Residential

Registered Owner: STEFANUS PETRUS BASSON (7103055203082)

VAT Status: Seller is not registered for VAT

Registered Owner: ILUNGU INV 3 PTY LTD (200603181607)

VAT Status: Seller is registered for VAT

Registered Owner: VOLARE CC (198900442123)

VAT Status: Seller is NOT registered for VAT

Registered Owner: NOGWAJA TRUST (3711/2008)

VAT Status: Seller is not registered for VAT

High Density Residential Housing in Demand - Witbank

The demand for higher density and affordable housing is on the increase in Witbank as a result of the ongoing major investment taking place within the city - with ever growing coal mining activities and related industrial development such as steel mills and power stations.

Ongoing construction work on the Kusile power plant is responsible for a continuous inflow of new residents and with this project set to last for the next 8 years it's a good driver for property demand in the mid to long term with a lot of demand arising in the affordable price sector.

This demand has impacted the market with increased sectional title developments forecast for Witbank.

<https://www.property24.com/articles/property-in-demand-in-mpumalanga-emalahleni/25521>

<https://igrow.co.za/mpumalanga-buy-to-let-property-hotspot/>

<https://www.chaseveritt.co.za/area-profiles/witbank/>

Property Information

A rare investment opportunity to acquire an entire block of 30 flats consisting of 2 bedroom units, perfectly located in Reyno Ridge, Witbank. The block is in mint condition and has been newly painted.

In close proximity to Schools, business centers, shopping centers and restaurants.

R & T: ±R475.00 per flat

Levies: R500.00 per flat

Property Details:

All flats offering the following:

- 2 Bedrooms
- 1 Bathroom (Bath & Shower)
- Kitchen
- Living & Dining Area
- Balcony
- Parking Bay

This Complex Offers:

- 24/7 Security
- Automatic Gates
- Security Fencing
- Underroof Parking
- Communal Garden with seating areas
- 2 Built-in-Braai's

Monthly Rent Per Unit

The property is currently vacant since April 2019, rental was R6 300.00 per unit.

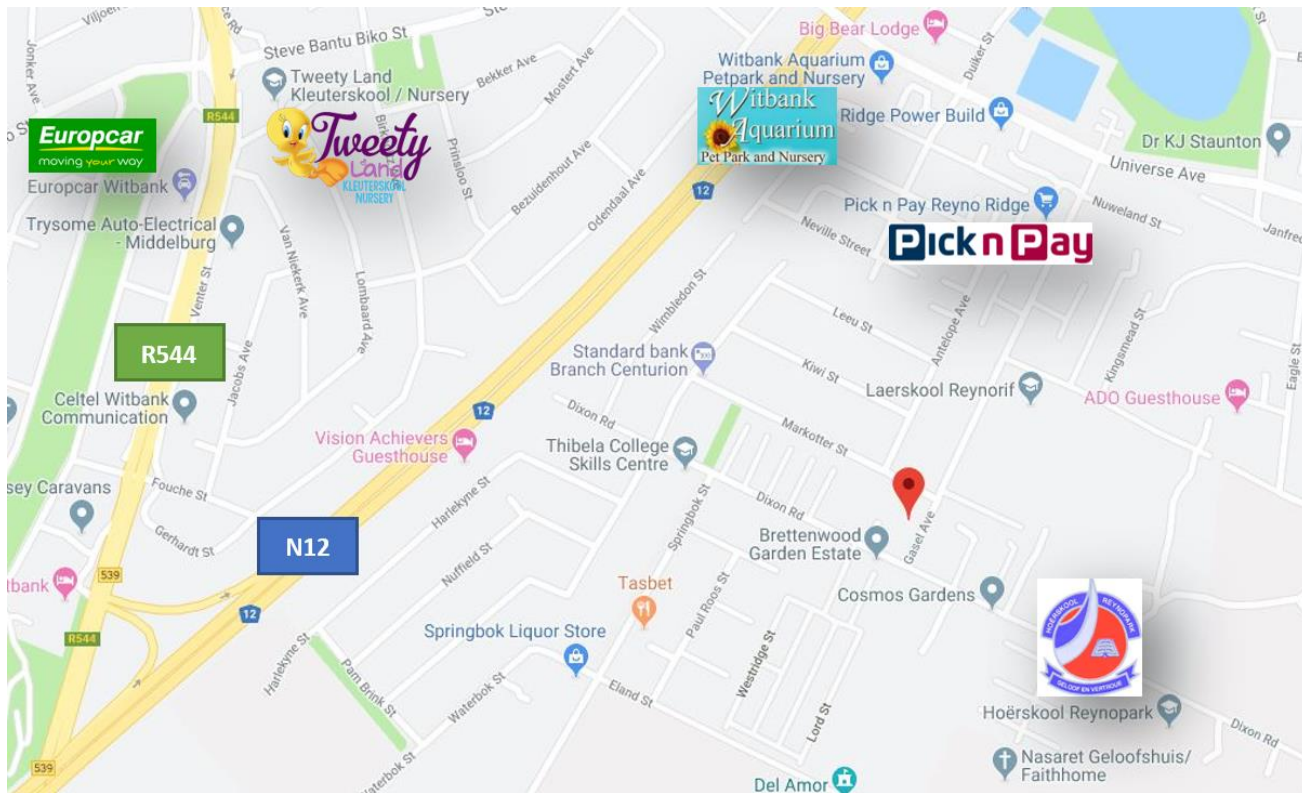
Units

Title Deed	Suburb/ (Deeds Sub)	m2	Unit	Seller
ST16772/2014	Reyno Ridge Ext 1	72 m2	101	Nogwaja Trust (3711/2008)
ST16773/2014	Reyno Ridge Ext 1	69 m2	102	Nogwaja Trust (3711/2008)
ST16774/2014	Reyno Ridge Ext 1	69 m2	103	Stefanus Petrus Basson (7103055203082)
ST16775/2014	Reyno Ridge Ext 1	69 m2	104	Volare Cc (198900442123)
ST16776/2014	Reyno Ridge Ext 1	69 m2	105	Volare Cc (198900442123)
ST16777/2014	Reyno Ridge Ext 1	69 m2	106	Volare Cc (198900442123)
ST16778/2014	Reyno Ridge Ext 1	69 m2	107	Ilungu Inv 3 Pty Ltd (200603181607)
ST16779/2014	Reyno Ridge Ext 1	69 m2	108	Ilungu Inv 3 Pty Ltd (200603181607)
ST16780/2014	Reyno Ridge Ext 1	69 m2	109	Ilungu Inv 3 Pty Ltd (200603181607)
ST16781/2014	Reyno Ridge Ext 1	72 m2	110	Ilungu Inv 3 Pty Ltd (200603181607)
ST16782/2014	Reyno Ridge Ext 1	72 m2	201	Volare Cc (198900442123)
ST16783/2014	Reyno Ridge Ext 1	69 m2	202	Stefanus Petrus Basson (7103055203082)
ST16784/2014	Reyno Ridge Ext 1	69 m2	203	Stefanus Petrus Basson (7103055203082)
ST16785/2014	Reyno Ridge Ext 1	69 m2	204	Stefanus Petrus Basson (7103055203082)
ST16786/2014	Reyno Ridge Ext 1	69 m2	205	Volare Cc (198900442123)
ST16787/2014	Reyno Ridge Ext 1	69 m2	206	Volare Cc (198900442123)
ST16788/2014	Reyno Ridge Ext 1	69 m2	207	Stefanus Petrus Basson (7103055203082)
ST16789/2014	Reyno Ridge Ext 1	69 m2	208	Ilungu Inv 3 Pty Ltd (200603181607)
ST16790/2014	Reyno Ridge Ext 1	69 m2	209	Ilungu Inv 3 Pty Ltd (200603181607)
ST16791/2014	Reyno Ridge Ext 1	72 m2	210	Volare Cc (198900442123)
ST16792/2014	Reyno Ridge Ext 1	72 m2	301	Ilungu Inv 3 Pty Ltd (200603181607)
ST16793/2014	Reyno Ridge Ext 1	69 m2	302	Stefanus Petrus Basson (7103055203082)
ST16794/2014	Reyno Ridge Ext 1	69 m2	303	Stefanus Petrus Basson (7103055203082)
ST16795/2014	Reyno Ridge Ext 1	69 m2	304	Volare Cc (198900442123)
ST16796/2014	Reyno Ridge Ext 1	69 m2	305	Volare Cc (198900442123)
ST16797/2014	Reyno Ridge Ext 1	69 m2	306	Volare Cc (198900442123)
ST16798/2014	Reyno Ridge Ext 1	69 m2	307	Ilungu Inv 3 Pty Ltd (200603181607)
ST16799/2014	Reyno Ridge Ext 1	69 m2	308	Ilungu Inv 3 Pty Ltd (200603181607)
ST16800/2014	Reyno Ridge Ext 1	69 m2	309	Ilungu Inv 3 Pty Ltd (200603181607)
ST16801/2014	Reyno Ridge Ext 1	72 m2	310	Stefanus Petrus Basson (7103055203082)

Sizes and Floor Plan Type

AREAS SCHEDULE (m ²)					
	Unit No	Unit Type	Unit Area	Balcony	Total
THIRD FLOOR	301	A2	61.83	10.54	72.37
	302	A1	61.04	8.30	69.34
	303	A2	61.04	8.30	69.34
	304	A1	61.04	8.30	69.34
	305	A2	61.04	8.30	69.34
	306	A1	61.04	8.30	69.34
	307	A2	61.04	8.30	69.34
	308	A1	61.04	8.30	69.34
	309	A2	61.04	8.30	69.34
	310	A1	61.83	10.54	72.37
			Total	611.98	87.48
SECOND FLOOR	201	A2	61.83	10.54	72.37
	202	A1	61.04	8.30	69.34
	203	A2	61.04	8.30	69.34
	204	A1	61.04	8.30	69.34
	205	A2	61.04	8.30	69.34
	206	A1	61.04	8.30	69.34
	207	A2	61.04	8.30	69.34
	208	A1	61.04	8.30	69.34
	209	A2	61.04	8.30	69.34
	210	A1	61.83	10.54	72.37
			Total	611.98	87.48
FIRST FLOOR	101	A2	61.83	10.54	72.37
	102	A1	61.04	8.30	69.34
	103	A2	61.04	8.30	69.34
	104	A1	61.04	8.30	69.34
	105	A2	61.04	8.30	69.34
	106	A1	61.04	8.30	69.34
	107	A2	61.04	8.30	69.34
	108	A1	61.04	8.30	69.34
	109	A2	61.04	8.30	69.34
	110	A1	61.83	10.54	72.37
			Total	611.98	87.48

Map

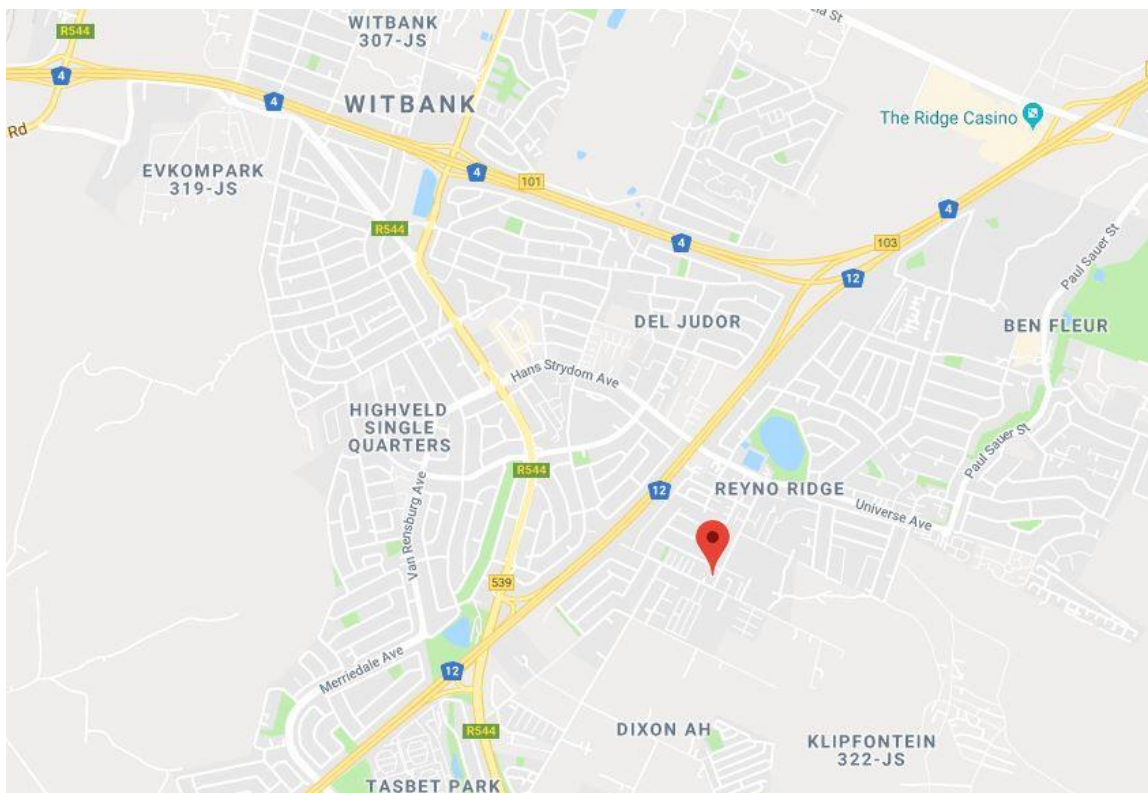


Photos



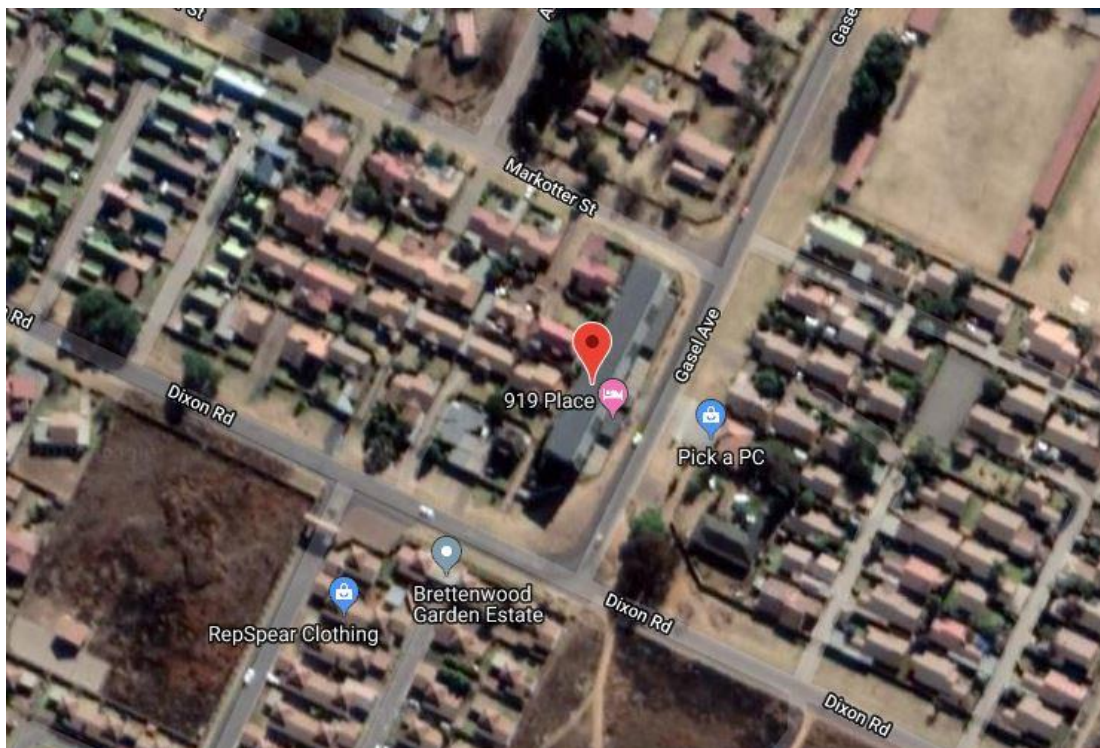


Map

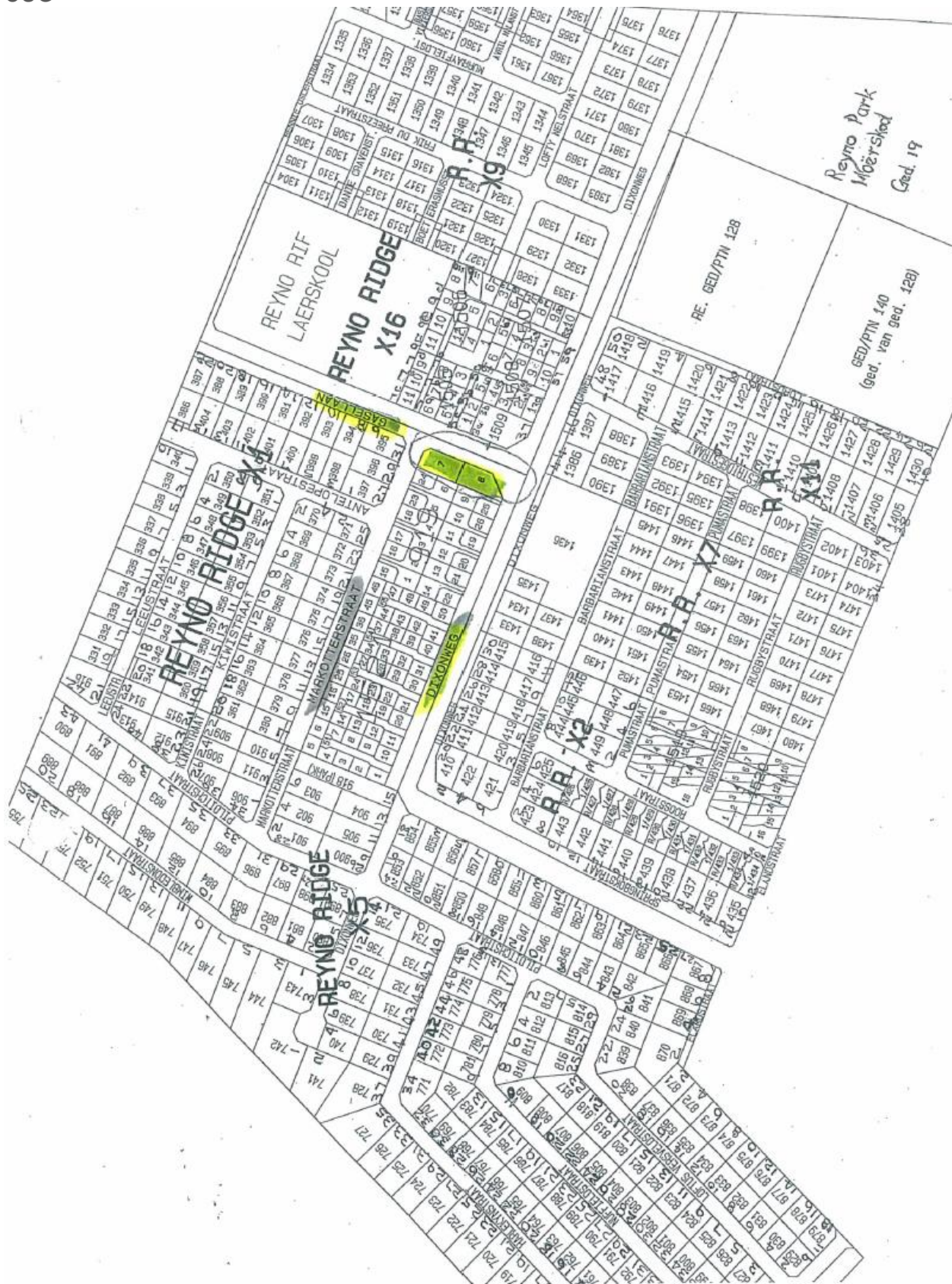


GPS Co-Ordinates 25°54'48.2"S 29°14'53.9"E
-25.913400, 29.248300

Aerial View



CSG



Terms & Conditions

Bidders need to FICA when registering to bid with Copy of ID and Proof of Residence.

5% Deposit payable on the fall of the hammer.

10% Commission, + VAT on Commission, payable on the fall of the hammer.

45 Days for Guarantees.

For more information, or to pre-register for the auction, please contact:

Pieter Nel

Cell: 084 8800 165

Email pieter@bideasy.co.za

Disclaimer

Whilst all reasonable care has been taken to provide accurate information, neither BidEasy Auctions, 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 any person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of BidEasy Auctions or the Sellers or any other person. The Consumer Protection Regulations as well as the Rules of Auction and Conditions of Sale can be viewed at www.bideasy.co.za or at 105 Dely Rd, Ashlea Gardens, Pretoria, 0081.

The Rules of Auction and Conditions of Sale/ Deed of Sale contain the registration requirements if you intend to bid on behalf of another person or an entity. The above lots are all subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer. All Terms & Conditions apply. BidEasy reserves right to remove / add assets / lots without notice before or on auction day.