

PLOT 469  
VVFHOEK  
Posbus / P O Box 408  
POTCHEFSTROOM 2520

Tel: (018) 294 7391  
Telefax: 086 541 8746  
E-mail: [rudi@ubique.co.za](mailto:rudi@ubique.co.za)  
[anton@ubique.co.za](mailto:anton@ubique.co.za)  
[silvia@ubique.co.za](mailto:silvia@ubique.co.za)  
[antonengelbrecht@ubique.co.za](mailto:antonengelbrecht@ubique.co.za)

Web: [www.ubique.co.za](http://www.ubique.co.za)

BTW / VAT No.: 4210263127

## INFORMATION BROCHURE

**ONLINE AUCTION – 7 – 8 MAY 2025**

**PROPERTY – ERF 428 ROOSHEUWEL EXT 2**

**Registration Division IP, North-West Province**

**Measuring: 6345 square metres**



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Miemiehof - Klerksdorp

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## DISCLAIMER, AUCTION INFORMATION AND TERMS & CONDITIONS

### Auction Information

<b>Deposit</b>	10% of the bid price
<b>Commission</b>	7.5% plus 15% VAT thereon of the bid price
<b>Confirmation period</b>	7 days

Rules of auction and conditions of sale available at: [www.ubique.co.za](http://www.ubique.co.za)

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### Terms & Conditions

10% of the purchase price and 7.5% commission plus VAT thereon is payable by the PURCHASER at the fall of the hammer. Balance on transfer, guarantees to be furnished within 30 days of acceptance. Bidders must provide original proof of identity and residence on registration. All bids are exclusive of VAT. Ubique Auctioneers may bid up to the reserve on behalf of the sellers. Subject to change without notification.

**Auctioneer: Rudi Müller (082 490 7686)**

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### Disclaimer

Whilst all reasonable care has been taken to provide accurate information, neither Ubique Auctioneers (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 any person as a result of errors or omissions in the information provided, whether due to negligence or other wise of Ubique Auctioneers (Pty) Ltd or the Seller/s or any other person.

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Miemiehof - Klerksdorp

## EXECUTIVE SUMMARY & KEY INVESTMENT HIGHLIGHTS

**Street address / Location:** 97 Leemhuis Street, Roosheuvel, Klerksdorp

**GPS Coordinates:** (Lat/Long): GPS: (Lat/Long): -26.873436 / 26.64053

**Pin location:**



**Registered Land size:** 6345 square metres

**Zoning:** Residential

**Assessment Rates:** Details on page 8

*(Note: The registration of transfer of the property might be subject to the application for and issuing of a certificate by the Municipality in terms of the Spatial Planning and Land Use Management Act (SPLUMA), Act 16 of 2013, read with the relevant section(s) of the applicable By-Law).*

**Improvements:** Details of improvements on **page 7**

**Key Investment Highlights** \* Residential property improved with 12 flatlets / rental income  
**Investment Opportunity!!**

*Note: By bidding on this property, prospective purchasers acknowledge that they have acquainted themselves with the extent and the nature of the property they are buying and that they accept the property as such.*

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Miemiehof - Klerksdorp

**GENERAL INFORMATION:****Title Deed information:****REGISTERED OWNER INFORMATION:**

OWNER INFORMATION (1)		
ORKNEY GARAGE CC		
Company Type**	CLOSE CORPORATION	De
Registration Number	CK94/32649/23	Mi
Name	ORKNEY GARAGE CC	Pu
Multiple Owners**	NO	Pu
Multiple Properties**	NO	Re
Share (%)	-	

**DEEDS OFFICE PROPERTY DESCRIPTION**

PROPERTY INFORMATION			
Property Type	ERF	Diagram Deed Number	T17919/1981
Township	ROOSHEUWEL EXT 2	Local Authority	CITY OF MATLOSANA
Erf Number	428	Province	NORTH WEST
Portion Number	0	Extent	6345.00005SQM
Registration Division	IP	LPI Code	TOIP00390000042800000
Previous Description	-	Co-ordinates (Lat/Long)**	-26.873436 / 26.64053
Suburb / Town**	ROOSHEUWEL		

**Other Title Deed information**

**SG Diagram**

**KAART VIR  
OEKONSOLIDEERDE TITEL**

PHIL JOOSTE  
LANDMETER  
KLERKSDORP

	SYE Meter	RIGTINGS- HOEKE
AB	62,97	298.05.00
BC	100,75	28.05.00
CD	62,97	118.05.00
DA	100,75	208.05.00

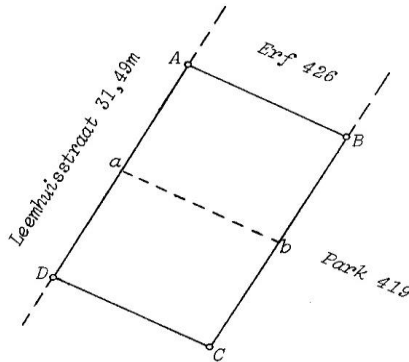
**L.G. No. A**  
**5566 / 80**

**Goedgekeur**

*P. Jooste*  
**nms. Landmeter-  
generaal.**  
1980-10-16

BAKENBESKRYWINGS:

A B ... 12mm Ysterpen.  
C D ... 25mm Gat in klip.



Skaal 1:2000

Komponente

1. Die figuur ABba stel voor Erf 179, sien Algemene Plan L.G.No.A.1197/56, Transportakte No.
2. Die figuur abCD stel voor Erf 180, sien Algemene Plan L.G.No.A.1197/56, Transportakte No.

Die figuur A B C D

stel voor 6345 vierkante meter grond synde

Erf 428 van die Dorp ROOSHEUWEL Uitbreiding No.2  
en bevat 1 en 2 soos hierbo aangetoon

Provinsie Transvaal  
opgemaak in Saamgestel in September 1980

deur my

*P. Jooste*  
**P. JOOSTE Landmeter.**

Hierdie kaart is geheg aan

No.  
ged.  
t.g.v.

Registrateur van Aktes.

Die oorspronklike kaarteis

No. soos hierbo aangetoon

Transport  
Grondbrief

Lêer

M.S. No.

Komp. IP 8A 23D  
TP 1158

Gedruk deur DIE MORESTER DRUKKERY Posbus 220 Ladanna Pietersburg.

**Servitudes:**

Miemiehof - Klerksdorp



As reflected on the SG Diagram (if applicable).

## PROPERTY DESCRIPTION

### 1. PROPERTY

RESIDENTIAL

**ERF 428 ROOSHEUWEL EXT 2, REGISTRATION DIVISION IP**

**NORTH-WEST PROVINCE:**

**Measuring:** 6345 m<sup>2</sup>

**Title Deed:** T22410/1997



**Location:** 99 LEEMHUIS STRAAT, ROOSHEUVEL, KLERKSDORP HOFF, KLERKSDORP  
**GPS: (Lat/Long):** -26.873436 / 26.64053

**THE IMPROVEMENTS MAINLY CONSIST OF THE FOLLOWING: (The property is not registered as a Sectional Title Scheme and the property with the improvements will have to be sold as one lot)**

12 X FLATLET UNITS situated in a security complex with electrical fencing:

- 6 units have two bedrooms and one bathroom each
- 6 units have three bedrooms and two bathrooms each
- All units have one garage each

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- Each unit is equipped with prepaid electricity metres

**Communal improvements:**

- Borehole and JoJo tank with pump
- Communal swimming pool with entertainment area

**WATER AND ELECTRICITY SUPPLY**

Local municipal connections.

**Municipal account information – Account Number: 66004280518**

Monthly property rates levy:	R 5,055.00
Basic electricity levy	R 258.20
Basic fixed suweraage levy	R 3,041.39
Basic sewerage levy	R 116.30
Basic refuse levy x 12	R 2,889.31
Basic water levy	<u>R 950.89</u>
Total monthly rates & levies	<b><u>R12,311.09</u></b>



**Monthly rental income information:**

**Rental agency: Harcourts Klerksdorp**

**Unit Nr 1      R5,170.00 plus basic fee R500.00      R5,670.00**

***Lease agreement expires end March 2025***

**Unit Nr 2      R5,170.00 plus basic fee R500.00      R5,670.00**

***Lease agreement expires end March 2025***

**Unit Nr 4      R5,170.00 plus basic fee R500.00      R5,670.00**

***Lease agreement expires end March 2025***

**Unit Nr 5      R6,130.00.00 plus basic fee R500.00      R6,670.00**

***Lease agreement expires end July 2025***

**Unit Nr 7      R5,170.00 plus basic fee R500.00      R5,670.00**

***Lease agreement expires end March 2025***

**Unit Nr 8      R6,750.00 plus basic fee R500.00      R7,250.00**

***Lease agreement expires end August 2025***

**Unit Nr 9      R5,170.00 plus basic fee R500.00      R5,670.00**

***Lease agreement expires end May 2025***

**Unit Nr 12      R6,350.00 plus basic fee R500.00      R6,850.00**

***Lease agreement expires end March 2026***

***Current gross monthly rental income based on the income for the aforementioned units:***

***R38,730.00 which calculates to an income of R464,760.00 per annum.***

**The lease agreement of the following unit expires at the end of February 2025 and the tenants did not give notice to renew:**

**Units 1**

**Units currently vacant: Units 3, 6, 10 and 11**

**Photographs of the property:**



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**Google earth and GIS images:**



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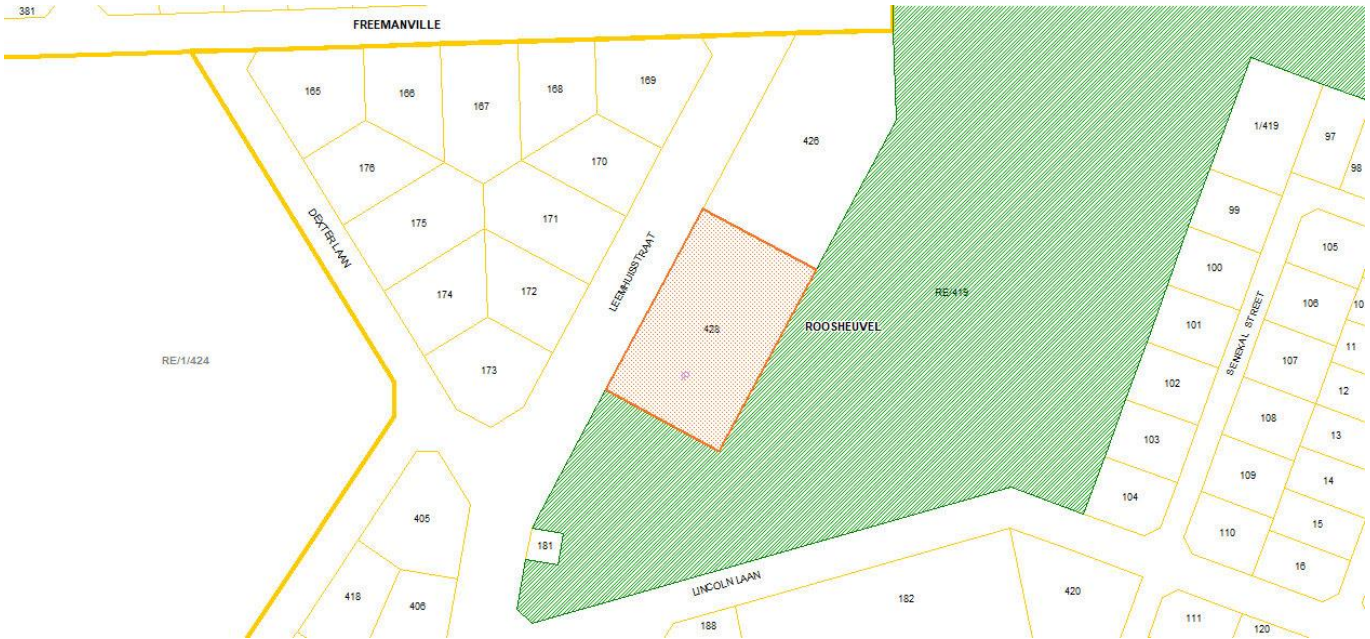




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**AANLYN VEILING – BELEGGINGS GELEENTHEID  
EIENDOM MET 12 X MEENTHUISE  
KLERKSDORP – HUURINKOMSTE EIENDOM**

**Huidige jaarlikse huurinkomste ± R470.000.00**

**REGISTREER & BIE AANLYN @ [www.ubique.co.za](http://www.ubique.co.za)**

Ligging: Leemhuisstraat 97 Roosheuwel (-26.873436 / 26.64053)

**BEGIN @ 09:00 OP ##APRIL 2025**

**EINDIG @ 14:00 OP ## APRIL 2025**



**NOTA'S:** 1) Skakel die Afslaers vir 'n gedetailleerde brosjure en foto's. 2) Die eiendom met die verbeterings daarop sal as een lot verkoop word. 3) Besigtiging slegs per afspraak.

**VOORWAARDES: R10,000.00 TERUGBETAALBARE DEPOSITO BETAALBAAR. REGISTREER EN BIE AANLYN !!**

*10% van die koopprys en 7.5% kommissie plus BTW daarop is betaalbaar deur die KOPER by toeslaan van die bod. Balans teen registrasie, waarborge gelewer te word binne 30 dae na aanvaarding. 7-dae bekragtigingsperiode. Kopers moet 'n bewys van woonadres en identiteit voorsien met registrasie (FICA).*

**Vir nadere besonderhede skakel:**

**Afslaer/ RUDI MÜLLER 082 490 7686**

**ANTON ENGELBRECHT 082 789 2772**

**Kantoor: 018 294 7391**



**UBIQUE**

**Afslaers  
Auctioneers**

**[www.ubique.co.za](http://www.ubique.co.za)**

Besoek ons webtuiste vir meer inligting, die reëls van die veiling asook die regulasies ingevolge die Verbruikerswet

Miemiehof - Klerksdorp



**ONLINE AUCTION – INVESTMENT OPPORTUNITY**  
**PROPERTY WITH 12 X TOWNHOUSES**  
**KLERKSDORP - RENTAL INCOME PROPERTY**

**Current annual rental income ± R470.000.00**

**REGISTER & BID ONLINE @ [www.ubique.co.za](http://www.ubique.co.za)**

Property location: 97 Leemhuis Street, Roosheuvel (-26.873436 / 26.64053)

**STARTS @ 09:00 ON ##APRIL 2025**

**ENDS @ 14:00 ON ## APRIL 2025**



**NOTES:** 1) Contact the auctioneers for a detailed information brochure and photographs. 2) The property with the improvements will be sold as one lot. 3) Viewing by appointment only!

**CONDITIONS: R10,000.00 REFUNDABLE REGISTRATION DEPOSIT. REGISTER AND BID ONLINE!!** 10% deposit of the purchase price and 7.5% commission plus VAT thereon is payable by the PURCHASER at the close of the online auction. 7-day confirmation period. Balance on registration, guarantees to be furnished within 30 days after acceptance of the offer. Buyers must upload their proof of residence and identification during the registration process (FICA).

**For further information contact:**

**Auctioneer/RUDI MÜLLER 082 490 7686**

**ANTON ENGELBRECHT 082 789 2772**

**Office: 018 294 7391**



**UBIQUE**

*Afslaers*  
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[www.ubique.co.za](http://www.ubique.co.za)

Visit our website for further information, the rules of auction as well as the regulations in terms of the Consumer Protection Act.

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