

Prominent Office Building

Corner Frikkie Meyer & Kelvin Boulevards, Vanderbijl Park



WEB#: 3056851 | www.in2assets.com

ADDRESS: Corner Frikkie Meyer Boulevard & Kelvin Boulevard, Vanderbijl Park

AUCTION VENUE: Protea Balalaika, 20 Maude Street, Sandown, Sandton

AUCTION DATE & TIME: 6 March 2013 | 11am

VIEWING: By Appointment

CONTACT: Rainer Stenzhorn | 082 321 1135 | 031 564 7600

CONTACT: Yianni Pavlou | 082 494 4555 | 031 566 4605

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REGISTRATION FEE: R 50 000-00 (Refundable Bank Guaranteed Cheque)

AUCTIONEER: Andrew Miller



The Rules of Auction can be viewed at www.In2assets.com or at 54 St Andrews Drive, Durban North. Bidders must register to bid and provide original proof of identity and residence on registration. The Rules of Auction contain the registration requirements if you intend to bid on behalf of another person or an entity. The above property is 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.

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Corner Frikkie Meyer & Kelvin Boulevards, Vanderbijl Park

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CPA Letter

Corner Frikkie Meyer & Kelvin Boulevards, Vanderbijl Park

In light of the Consumer Protection Act which came into effect on 1 April 2011, In2Assets would like to offer you, our valued client, the opportunity to pre-register as a bidder prior to the auction day.

South African consumers are now amongst the best protected consumers in the world and the purpose of the Act is to promote fair business practices 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 (without which registration cannot take place):

1. SA Identity Document;
2. Utility bill addressed to your physical address (not older than 3 months);
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 on the Entity's official letterhead authorizing 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 resolution 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 Entity's FICA Documents
6. Vat Registration Certificate
7. Income Tax Reference Number and proof of marital status

We would like to offer you an opportunity to register prior to 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.

Should you require any further assistance or have any questions or queries, please do not hesitate to contact us.

Property Description

Corner Frikkie Meyer & Kelvin Boulevards, Vanderbijl Park

General

Property Address: Corner Frikkie Meyer Boulevard & Kelvin Boulevard
Suburb & Province: Vanderbijl Park, Gauteng

Title deed information – Property 1

Title Deed No: T77159/2010
Registered Owners: Versatex Trading 608 (Pty) Ltd
Title Deed Description: Remaining Extent of Portion 1 of Erf 4 Vanderbijl Park
Extent: 4,477m²

Title deed information – Property 2

Title Deed No: T27852/2009
Registered Owners: Versatex Trading 608 (Pty) Ltd
Title Deed Description: Portion 35 of Erf 4 Vanderbijl Park
Extent: 3,184m²

The Remaining Extent of Portion 1 of ERF 4 Vanderbijl Park is notarialy tied to Portion 35 of ERF 4 Vanderbijl Park and is being sold as a collective lot.

Municipal information

The local authority in which the property is situated is the Emfuleni Local Municipality. According to the permitted zoning scheme the properties are zoned as follows:

Property Description (continued)

Corner Frikkie Meyer & Kelvin Boulevards, Vanderbijl Park

Town Planning Information

Zoning:

Special – The erf may be used for such purposes as may be decided and subject to such conditions as may be imposed by the Administrator after reference to the Townships Board and local authority.

Consent was given for the following:

Drive-in restaurant, motor sales market, offices, place of amusement, place of refreshment, public garage (excluding petrol sales), retail trade, shops, and with the special consent of the local authority, for any other use excluding noxious uses

F.A.R:

1.0

Coverage:

60%

Height:

Remaining Extent of Portion 1 - 2 Storeys

Portion 35 – 3 Storeys

Building Lines:

6m street boundary, 2m other boundaries

Parking Requirements:

5/100m² gross leasable shop floor area

4/100m² gross leasable office floor area

Place of amusement: 1 parking space per 4 seats

Other: as required by the local authority

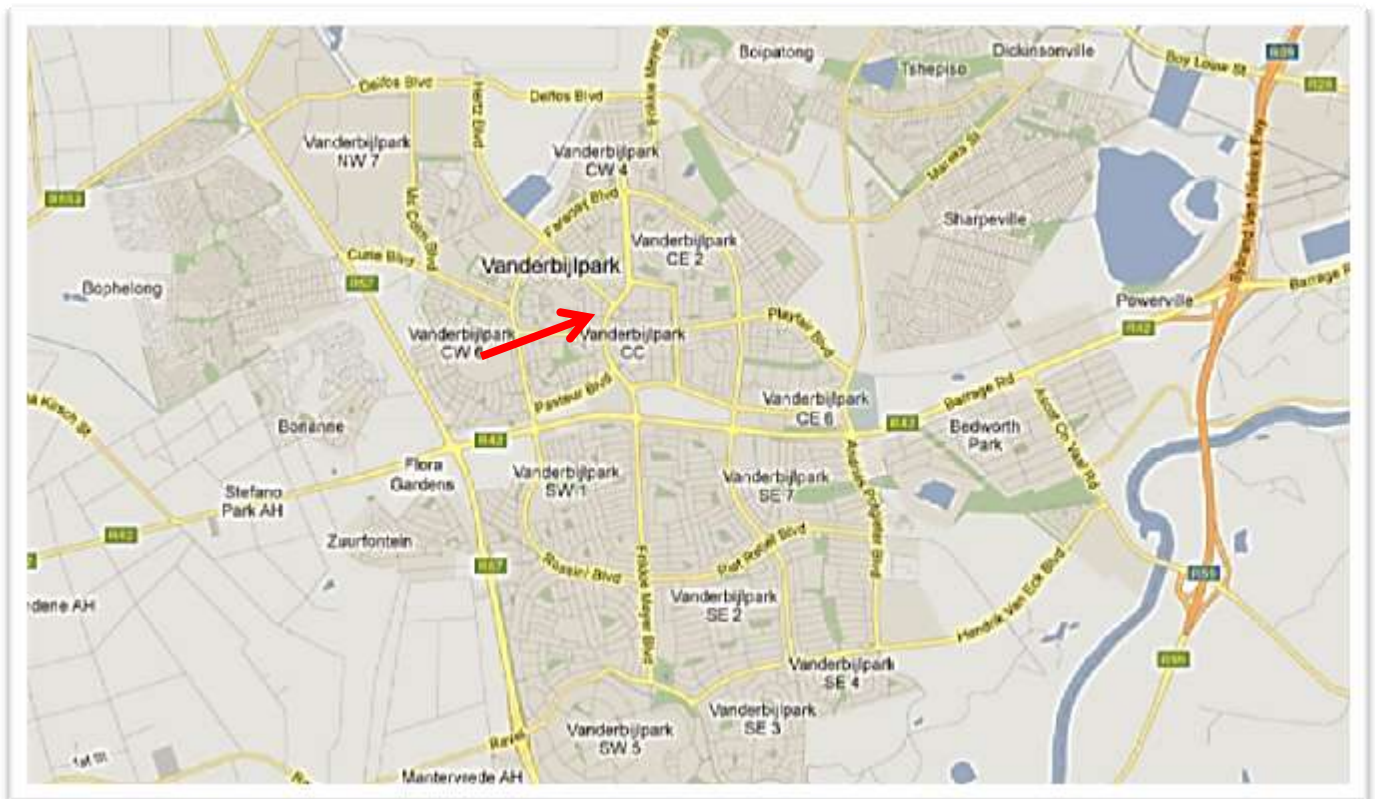
Property Location

Corner Frikkie Meyer & Kelvin Boulevards, Vanderbijl Park

Vanderbijl Park is located ± 50 km south of Johannesburg. Vanderbijlpark is an industrial city next to the Vaal River in southern Gauteng, South Africa. It is home to the ArcelorMittal SA (Vanderbijlpark) works (previously ISCOR - Iron and Steel Corporation). Vanderbijlpark forms the Vaal Triangle together with two neighbouring towns namely Vereeniging and Sasolburg it and this is regarded a major industrial region of South Africa.

The property is located on the corner of Frikkie Meyer and Kelvin Boulevards in Vanderbijl Park Central. Hertz Boulevard experiences good traffic volumes and offers good exposure to the subject property. Portion 35 of Erf 4 Vanderbijl Park (Office) is accessed by means of an unnamed cul-du-sac Street of Kelvin Boulevard. Remaining Extent of Portion 1 (parking) is accessed by means of Kelvin Boulevard.

All modern amenities are in close proximity including Vanderbijl Park CBD. The property is easily accessed by means of major and secondary routes including R59 Highway and Frikkie Meyer Boulevard.



SUBJECT PROPERTY: Remaining Extent of Portion 1 of ERF 4 Vanderbijl Park & Portion 35 of ERF 4 Vanderbijl Park

Picture Gallery

Corner Frikkie Meyer & Kelvin Boulevards, Vanderbijl Park



Picture Gallery (continued)

Corner Frikkie Meyer & Kelvin Boulevards, Vanderbijl Park



Picture Gallery (continued)

Corner Frikkie Meyer & Kelvin Boulevards, Vanderbijl Park



Additional Information

Corner Frikkie Meyer & Kelvin Boulevards, Vanderbijl Park

Features / Improvements

Primary Use	Offices and parking space
Ceilings	Suspended and concrete ceilings;
Walls	Plaster & paint;
Floor Coverings	Tile floor covering;
Condition	The buildings are brand new and in an excellent state of repair

Accommodation Details

Portion 35 of Erf 4 Vanderbijl Park

The property offers two ultra-modern buildings. The first building is triple storey and the second building is double storey. Each building has a reception area on the ground floor. The rest of the buildings comprise various offices, open plan offices, board rooms, kitchen, ladies and gents toilets, server rooms and storerooms. Floors above are accessed by means of a staircase in each building.

Site improvements

- The property is enclosed by means of palisade fencing;
- All unutilised land is paved with interlocking concrete paving bricks.

Remaining Extent of Portion 1 of Erf 4 Vanderbijl Park

The stand comprises shade net covered parking bays serving Portion 35 of Erf 4 Vanderbijl Park.

Site improvements

- The property is enclosed by means of palisade fencing;
- All unutilised land is paved with interlocking concrete paving bricks.

Accommodation Areas

The approximate gross building area as taken from building plans provided:

Description	Extent
Building 1	
Ground floor	480m ²
First floor	454m ²
Second floor	454m ²
Total	1,388m ²
Building 2	
Ground floor	499m ²
First floor	499m ²
Total	998m ²
	<u>2,386m²</u>

Additional Information (continued)

Corner Frikkie Meyer & Kelvin Boulevards, Vanderbijl Park

Expenses

The current monthly rates equates to approximately TBC which equates to TBC per annum.

VAT Status

The Seller is a VAT vendor.

Lease Details

The property is currently leased as follows:

Portion 35 of Erf 4 Vanderbijl Park

Tenant	KENTZ
Current monthly income	R192,899.00 excl. VAT
Monthly cost	R 4,000.00
Annual increase	9%
Lease expires	September 2017

Remaining Extent of Portion 1 of Erf 4 Vanderbijl Park

Tenant	KENTZ
Under Cover Parking Bays	150
Monthly cost	R 2,000.00

The tenant has indicated that they may consider renewing the lease for a further period of 5 years after expiry.

Zoning Certificates

Corner Frikkie Meyer & Kelvin Boulevards, Vanderbijl Park



Vaal River City, the Cradle of Human Rights

☎ (016) 950 5000
☎ (016) 950 5533
e-mail: burgerl@emfuleni.gov.za
DEPARTMENT LAND USE MANAGEMENT

✉ 3
VANDERBIJLPARK
1900

Your ref:

File nr 7/3/TC
Ref Me D Louw
DATE 24 January 2013

Email: henda@aval.co.za
Henda Viljoen
Advanced Valuers (Pty) Ltd

Sir

ZONING CERTIFICATE: REMAINDER OF PORTION 1 AND PORTION 17 OF ERF 4 VANDERBIJLPARK

In terms of the Vanderbijlpark Town Planning Scheme, 1987, the zoning of the abovementioned erf is "Special" with an annexure that reads as follows:

The erf may be used only for such purposes as may be decided and subject to such conditions as may be imposed by the Administrator after reference to the Townships Board and local authority.

On 14 February 2003 consent was given for the following:

Drive-in restaurant, motor sales market, offices, place of amusement, place of refreshment, public garage (excluding petrol sales), retail trade, shops and with the special consent of the local authority, for any other use excluding noxious uses.

Coverage	60%.
FAR	1
Height	2 Storeys
Parking	Shops: 5 parking spaces per 100m ² gross leasable shop floor area; Offices: 4 parking spaces per 100m ² gross leasable office floor area; Place of amusement: 1 parking space per 4 seats; Other: as required by the local authority
Building lines	6m from the street, 2m from any other boundary

Yours faithfully

L.M. MOTAPANE

MANAGER:
LAND USE MANAGEMENT

Receipt number : Internet payment 23/01/2013

Zoning Certificates (continued)

Corner Frikkie Meyer & Kelvin Boulevards, Vanderbijl Park



Vaal River City, the Cradle of Human Rights

☎ (016) 950 5000
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e-mail: burgerl@emfuleni.gov.za
DEPARTMENT LAND USE MANAGEMENT

✉ 3
VANDERBIJLPARK
1900

Your ref:

File nr 7/3/TC
Ref Me D Louw
DATE 24 January 2013

Email: henda@aval.co.za
Henda Viljoen
Advanced Valuers (Pty) Ltd

Sir

ZONING CERTIFICATE: PORTION 35 OF ERF 4 VANDERBIJL PARK

In terms of the Vanderbijlpark Town Planning Scheme, 1987, the zoning of the abovementioned erf is "Special" with an annexure that reads as follows:

The erf may be used only for such purposes as may be decided and subject to such conditions as may be imposed by the Administrator after reference to the Townships Board and local authority.

On 10 December 2012 consent was given for the following:

Drive-in restaurant, motor sales market, offices, place of amusement, place of refreshment, public garage (excluding petrol sales), retail trade, shops and with the special consent of the local authority, for any other use excluding noxious uses.

Coverage	60%.
FAR	1
Height	3 Storeys
Parking	Shops: 5 parking spaces per 100m ² gross leasable shop floor area; Offices: 4 parking spaces per 100m ² gross leasable office floor area; Place of amusement: 1 parking space per 4 seats; Other: as required by the local authority

Building lines 6m from the street, 2m from any other boundary

Yours faithfully


L. M. MOTAPANE

MANAGER:
LAND USE MANAGEMENT

Receipt number : Internet payment 23/01/2013