

ONLINE AUCTION **CHURCH PREMISES**

3 VALERIE STREET, FLORIDA ROODEPOORT



<u>BIDS OPEN:</u>	WEDNESDAY, 29 JULY 2026 @ 08H00
<u>BIDS CLOSE:</u>	THURSDAY, 30 JULY 2026 FROM 11H30
<u>VIEWING:</u>	WEDNESDAY, 22 JULY 2026 (15H00 - 17H00)



BRANDON 078 194 5024

www.bidderschoice.co.za

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Terms and Conditions:

- **R50 000.00 Refundable Registration Fee payable and FICA documents to Register.**
- **10% Deposit payable on the fall of the hammer.**
- **7,5% Buyers Commission plus VAT payable on the fall of the hammer.**

BANKING DETAILS:

BIDDERS CHOICE (PTY) LTD

BANK: NEDBANK

ACCOUNT: 1030 1200 64

BRANCH CODE: 194 842

REF: *USE YOUR SURNAME/COMPANY NAME*

EMAIL PROOF OF PAYMENT TO: helen@bidderschoice.co.za

BIDDERS CHOICE OFFICE: 0861 44 42 42

1. DISCLAIMER

Whilst all reasonable care has been taken to obtain the correct information, neither Bidders Choice (Pty) Ltd, nor any of its subsidiaries and related companies, nor the Sellers, guarantee the correctness and/or completeness of the information, and none of the aforementioned will be held liable for any damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information supplied, whether due to the negligence or otherwise of Bidders Choice (Pty) Ltd, its subsidiaries and related companies, the Seller or any other person.

The Purchaser acknowledges that he acquainted himself with whatever he is bidding on at the auction and on an as-is basis.

2. PROPERTY SUMMARY

PORTION 2 OF ERF 1280

Registered owner	Entity
Physical Address	8 Rail Street, Florida Ext, Gauteng
Legal Description	Portion 2 Of Erf 1280, Florida Ext, City Of Johannesburg Municipality, Gauteng Province
Title deed	T13652/1969
Usage	Community Service / Religious
Local Authority	City Of Johannesburg Municipality
Extent	± 794m ²
Rates & taxes	Refer to attached statement
Deposit to be paid	10% (Ten Percent) on the fall of the hammer
Buyers Commission	7,5% plus VAT on the fall of the hammer
Confirmation Period	7 Business days
COC	Seller
Occupation	On Registration of Transfer
VAT Registered	To be confirmed
Registration fee	R 50 000

PORTION 6 OF ERF 1280

Physical Address	3 Valerie Street, Florida Ext, Gauteng
Legal Description	Portion 6 Of Erf 1280, Florida Ext, City Of Johannesburg Municipality, Gauteng Province
Title deed	T13653/1969
Usage	Community Service / Religious
Local Authority	City Of Johannesburg Municipality
Extent	± 873m ²
Rates & Taxes	Refer to attach statement

PORTION 7 OF ERF 1280

Registered owner	Company
Physical Address	6 Rail Street, Florida Ext, Gauteng
Legal Description	Portion 7 Of Erf 1280, Florida Ext, City Of Johannesburg Municipality, Gauteng Province
Title deed	T13653/1969
Usage	Community Service / Religious
Local Authority	City Of Johannesburg Municipality
Extent	± 853m ²
Rates & Taxes	Refer to attached statement

**** SAME TERMS & CONDITIONS APPLICABLE FOR ALL 3 PORTIONS**

3. RULES OF AUCTION

RULES OF AUCTION

AND

CONDITIONS OF SALE

PLACE OF AUCTION: ONLINE
BIDS OPEN: WEDNESDAY, 29 JULY 2026 AT 08H00
BIDS CLOSE: THURSDAY, 30 JULY 2026 FROM 11H30

BIDDERS CHOICE (PTY) LIMITED
Reg: 2012/123036/07

Corner of Atterbury & Jollify Main Road, Mooikloof Office Park West, Building 12, Pretoria

(The "AUCTIONEER")

Duly instructed by

THE DIRECTORS OF
PRESIDENT OF THE CONFERENCE OF THE METHODIST CHURCH OF SOUTH AFRICA
(The "SELLER")

The **SELLERS** hereby sells to the **PURCHASER** who purchases the following immovable **PROPERTY**:

PROPERTY DESCRIPTION: PORTION 6 OF ERF 1280, FLORIDA EXT, CITY OF JOHANNESBURG
MUNICIPALITY, GAUTENG PROVINCE
STREET ADDRESS: 3 VALERIE STREET, FLORIDA EXT, GAUTENG
TITLE DEED NUMBER: T13653/1969
EXTENT: ± 873M²
REGISTERED OWNER: PRESIDENT OF THE CONFERENCE OF THE METHODIST CHURCH OF SOUTH AFRICA

PROPERTY DESCRIPTION: PORTION 7 OF ERF 1280, FLORIDA EXT, CITY OF JOHANNESBURG
MUNICIPALITY, GAUTENG PROVINCE
STREET ADDRESS: 6 RAIL STREET, FLORIDA EXT, GAUTENG
TITLE DEED NUMBER: T13653/1969
EXTENT: ± 853M²
REGISTERED OWNER: PRESIDENT OF THE CONFERENCE OF THE METHODIST CHURCH OF SOUTH AFRICA

PROPERTY DESCRIPTION: PORTION 2 OF ERF 1280, FLORIDA EXT, CITY OF JOHANNESBURG
MUNICIPALITY, GAUTENG PROVINCE
STREET ADDRESS: 8 RAIL STREET, FLORIDA EXT, GAUTENG
TITLE DEED NUMBER: T13652/1969
EXTENT: ± 794M²
REGISTERED OWNER: PRESIDENT OF THE CONFERENCE OF THE METHODIST CHURCH OF SOUTH AFRICA

Together with all existing lease agreements pertaining thereto and all improvements of a permanent nature thereon ("the **PROPERTY**") on the following terms and conditions:

DISCLAIMER: Whilst all reasonable care has been taken to obtain the correct information, neither Bidders Choice (Pty) Ltd, nor any of its subsidiaries and related companies, not the Sellers, guarantee the correctness of the information, and none of the aforementioned will be held liable for any direct damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information supplied, whether due to the negligence or otherwise of Bidders Choice (Pty) Ltd, its subsidiaries and related companies, the Seller nor any other person.

1. AUCTION RULES AND PROCEDURE

- 1.1. The property will be sold subject to confirmation.
- 1.2. The seller and the auctioneer have a right to bid on the property, but shall not make a bid equal to or exceeding the reserve price.
- 1.3. The rules of auction comply with section 45 of the Consumer Protection Act, Act 68 of 2008 ("the Act") and with the Consumer Protection Act Regulations ("the Regulations") that have been published in terms thereof in Government Gazette No. 34180 on 1 April 2011 (Volume 550) and any amendments thereto from time to time.
- 1.4. Section 45 subsection (2) of the Act provides that: *"When goods are put up for sale by auction in lots, each lot is, unless there is evidence to the contrary, regarded to be the subject of a separate transaction."*
- 1.5. The auction will commence at the published time and will not be delayed to allow any specific person or more persons to take part in the auction.
- 1.6. Registration to bid at the auction:
 - 1.6.1. Anyone that intends to bid at the auction must register his or her identity on the bidder's record **prior to the commencement of the auction** and such registration must meet the requirements of FICA (Financial Intelligence Centre Act, 2001) in respect of the establishment and verification of identity of the person and the person must sign the registration entry.
 - 1.6.2. A person who attends the auction to **bid on behalf of another person (i.e. on behalf of a company)** must produce a letter of authority that expressly authorises him or her to bid on behalf of that person and that person and the person bidding on his or her behalf must meet the requirements set out in clause 1.6.1 above. Where a person is bidding on behalf of a company the letter of authority must appear on the letterhead of the company and must be accompanied by a certified copy of the resolution authorising him or her to bid on behalf of the company.
- 1.7. The bidder's record and the vendor roll will be made available for inspection at the offices of the auctioneer during normal business hours without the charge of a fee. The BIDDERS record will also be available for inspection at the auction.
- 1.8. The auctioneer has a trust account. All money due to the seller in terms of the Rules of Auction will be paid into this trust account for the benefit of the seller, minus any commission payable to the auctioneer.
- 1.9. The auctioneer will during the auction announce the reason for the auction unless that reason is the normal and voluntary disposal of property by the seller.
- 1.10. The total cost of advertising and conducting the auction of the property is **R23 500.00 (Excl. VAT)** which costs are broken down as follows:

- 1.10.1. Advertising costs;
- 1.10.2. Brochure and marketing material;
- 1.10.3. Photography.
- 1.10.4. Boards

- 1.11. The conduct of the auction is subject to the control of the auctioneer who has the sole right to regulate the bidding procedure.
- 1.12. The sale shall be by the rise and the property shall be sold to the highest bidder, subject to the Rules of Auction.
- 1.13. Every prospective bidder must read the Rules of Auction and must not bid unless he or she has done so.
- 1.14. Every bid shall constitute an offer to purchase the property for the amount bid upon the terms and conditions contained herein, which the seller or the auctioneer may accept or reject in their absolute discretion.
- 1.15. In the event of any dispute between the bidders, the decision of the auctioneer shall be final and binding.
- 1.16. Any error by the auctioneer shall be entitled to be corrected by him.
- 1.17. No bid may be withdrawn after the fall of the hammer until the expiry of the confirmation period that is provided for in the Rules of Auction, during which time the offer shall be open for acceptance by the seller or his AUCTIONEER and if the offer is accepted, the sale shall be deemed to be a sale by auction for purposes of the Act.
- 1.18. The highest bidder ("the purchaser") shall on the fall of the hammer be deemed to have offered to purchase to property for the amount of his or her bid on the terms and conditions contained herein and shall sign the Rules of Auction immediately after the fall of the hammer.

2. PURCHASE PRICE

And the purchase price shall be paid as follows:

- 2.1. A deposit of 10% (TEN PERCENT) of the purchase price to the **AUCTIONEER** by the **PURCHASER** immediately on signature of this agreement, which amount the **PURCHASER** hereby authorises the **AUCTIONEER** to pay over to the **SELLERS ATTORNEY**.
- 2.2. The balance of the Purchase Price shall be paid in cash and secured, to the satisfaction of the **SELLER's** Attorneys, by a written guarantee from a registered financial institution, payable free of exchange, against registration of transfer of the **PROPERTY** into the **PURCHASER's** name. The **PURCHASER** may elect to secure the balance of the Purchase Price by payment in cash to the **SELLER's** Attorneys, who shall hold same in trust, pending registration of transfer into the name of the **PURCHASER**. The aforesaid guarantee shall be presented and/or cash shall be payable by the **PURCHASER** to the **SELLER's** Attorneys within 30 (thirty) calendar days from date of acceptance hereof by the **SELLER**.

- 2.3. If guarantees are not provided as per 2.2 above, then the **PURCHASER** shall become liable for the payment of interest on the balance of the purchase price (being the total purchase price minus the amount of the deposit that has been paid in terms hereof) at the rate of 2% (two per centum) above the Prime Rate, per month, calculated from the due date of the guarantees to the actual date when the guarantees are being provided (both days inclusive). Any such interest shall be payable by the **PURCHASER** to the **SELLER** against registration of transfer, but this provision shall not detract in any manner whatsoever from the **SELLER's** rights to act in terms of the breach of contract provisions contained herein below.
- 2.4. Any payment made by the **PURCHASER** in terms of this Agreement shall be allocated first to the payment of **AUCTIONEER's** Commission when due then interest and thereafter to the payment of any other monies due in terms hereof.

3. **ACCEPTANCE AND CONFIRMATION**

- 3.1. By signing this Deed of Sale at the end thereof, the **PURCHASER** offers to purchase the **PROPERTY** on the terms and conditions contained herein and the **PURCHASER's** offer shall remain open for acceptance by **THE SELLER** or by the **AUCTIONEER** on behalf of the **SELLER**, until 16H00 on the **11TH DAY OF AUGUST 2026** ("7-Business day confirmation period"). The **PURCHASER** and the **AUCTIONEER** acknowledge and agree that this provision is inserted and intended for the benefit of the **SELLER**.
- 3.2. The **PURCHASER's** offer shall be deemed to have been accepted only when the **SELLER** or the **AUCTIONEER**, whichever may be applicable, has signed this Deed of Sale on behalf of the **SELLER** in the space provided at the end thereof and the **SELLER** shall not be required to notify the **PURCHASER** of the acceptance of its offer prior to expiry of the confirmation period.
- 3.3. Should the **SELLER** reject the **PURCHASER's** offer, the **AUCTIONEER** will repay to the **PURCHASER** any deposit and commission paid to it in terms of this agreement.
- 3.4. The **SELLER** shall notify the **PURCHASER** in writing of either its acceptance or its rejection of the **PURCHASER's** offer immediately upon receipt of written request therefore from the **PURCHASER**, which request shall not be made before the last day of the Confirmation Period.
- 3.5. In the event of the sale requiring the consent of any statutory authority or any court of law, then this sale is subject to the granting of such consent.

4. **VALUE-ADDED TAX**

- 4.1 The Purchase Price is exclusive of VAT.
- 4.2 In the event of VAT being payable on the Purchase price as a result of the sale, such VAT shall be paid by the **PURCHASER** to the **SELLER's** Attorneys immediately on demand therefore.
- 4.3 In the event of the rate of which VAT is chargeable being amended after the date of signature hereof by the **PURCHASER** and in circumstances in which the amended rate will apply to this transaction, then the Purchase Price shall be adjusted accordingly, the intention being that the **SELLER** shall receive and retain the same amount after payment regardless of the rate at which VAT is payable.

5. AUCTIONEER'S COMMISSION - PURCHASER

- 5.1. The **PURCHASER** shall be liable for and pay, in addition to the amounts payable in terms hereof, **AUCTIONEER's** commission of 7,5% (SEVEN COMMA FIVE PERCENT) Plus VAT of the Purchase Price, which commission shall be deemed to have been earned and is payable immediately upon signature of the sale agreement.
- 5.2. The **PURCHASER** shall pay the full amount of **AUCTIONEER's** commission into the trust account of the **AUCTIONEER** immediately upon the signing of hereof by the **PURCHASER**, but this amount shall remain the property of the **PURCHASER** and shall be retained in trust by the **AUCTIONEER** pending acceptance by the **SELLER** of the **PURCHASER's** offer or until the **SELLER** either rejects the offer or until expiry of the confirmation period.

6. OCCUPATIONAL INTEREST

Should the **PURCHASER** take occupation of the Property prior to registration of transfer, the **PURCHASER** shall pay occupational interest to the **SELLER** calculated at 1% (one percent) of the balance of the Purchase Price per month in advance on the first day of every month, from date of occupation until date of transfer, both days inclusive, payable directly to the **SELLER's** Attorney (reduced *pro rata* for any period less than a month). If this agreement is cancelled for any reason then the **PURCHASER** undertakes to immediately restore vacant occupation of the property to the **SELLER**, it being recorded that no tenancy shall be deemed to have been created hereby.

7. RATES AND TAXES AND LEVIES

- 7.1 The **SELLER** shall be liable for all rates and taxes, levies and other Municipal charges levied on the **PROPERTY** for the period prior to occupation and the **PURCHASER** shall be liable for all rates and taxes, levies and other Municipal charges levied thereafter.
- 7.2 The **PURCHASER** shall refund to the **SELLER** a pro rata share of all rates and taxes, levies and services paid in advance by the **SELLER** for the period after registration of transfer, which refund shall be paid upon registration of transfer.

8. SELLER RESIDENCY AND WITHHOLDING TAX

It is recorded that **the SELLER, AUCTIONEER and PURCHASER** are aware of an obligation on the part of the **PURCHASER** to withhold part of the Purchase Price from the **SELLER**, if he is a non-resident of the Republic of South Africa and pay such withheld portion to the South African Revenue Services (hereinafter referred to as "SARS") in terms of Section 35A of the Income Tax Act, (hereinafter referred to as the "Act") and in that regard:

- 8.1 The **SELLER** warrants that he is / is not a **RESIDENT** of the Republic of South Africa; (delete whichever is not applicable);

- 8.2 The **SELLER** hereby indemnifies and holds harmless both the **AUCTIONEER** and the **SELLER'S** Attorneys attending to the transfer of the **PROPERTY** hereby sold, against any claim howsoever arising by virtue of them having acted in terms of the Act, on information supplied by the **SELLER**, or from any other source and the **SELLER** further waives any right of recourse he may have against the said **SELLER's** Attorneys and/or **AUCTIONEER**, in respect of any action or omission by them in terms of the Act, on information supplied to them by the **SELLER**, or any other source.

9. TRANSFER AND COSTS OF TRANSFER

- 9.1. Transfer shall not be passed to the **PURCHASER**, notwithstanding anything to the contrary herein contained, until such time as the total Purchase Price and all other amounts for which the **PURCHASER** may be liable in terms hereof have been paid and/or payment thereof has been secured as herein provided.
- 9.2. Transfer of the **PROPERTY** shall be passed, by the **SELLER's** Attorneys, as soon as reasonably possible after date of acceptance, providing the **PURCHASER** has complied with the provisions of the aforementioned sub-clause.
- 9.3. The **PURCHASER** hereby specifically authorises and agrees to the **SELLER's** Attorneys preparing and completing from information provided by the **PURCHASER** herein, a transfer duty form required by SARS for the clearance of the **PROPERTY** for transfer; and specifically authorises and agrees to the **SELLER's** Attorneys on behalf of the **PURCHASER** signing and submitting such form to SARS for which preparation, completion, signature and submission this Agreement shall be sufficient authority.
- 9.4. Transfer of the **PROPERTY** shall be effected by the **SELLER's** Attorneys and all expenses of and incidental to the preparation and registration of transfer, the conveyancing fees, transfer duty (if applicable), disbursements and VAT (if applicable), in respect of such transfer, shall be borne by the **PURCHASER** including all expenses and legal costs incidental to the preparation and registration of any mortgage bond to finance the Purchase Price herein, including any disbursement levied by the financial institution approving the finance.
- 9.5. In the event of the **PURCHASER** failing to comply within 7 (seven) days of being requested by the **SELLER's** Attorneys, to furnish them with signed documents or documentation of whatever nature necessary for effecting transfer, or in the event of the registration of transfer being delayed as a consequence of a default on part of the **PURCHASER** (and the widest possible interpretation shall be used in respect of the terms hereof), then *ipso facto* on the 8th (eighth) day after such request, the **PURCHASER** shall pay to the **SELLER** penalty interest, at the rate of 2% (two per centum) above prime, per month calculated on the balance of the purchase price from the said 8th (eighth) day until the date of transfer, (both days inclusive).
- 9.6. The **PURCHASER** acknowledges and accordingly undertakes to comply with all the FICA requirements as set out in **Annexure "1"** annexed hereto within 7 (seven) days from date of acceptance of this Agreement by the **SELLER** and to supply the **SELLER's** Attorneys all information and documentation required by the **SELLER's** Attorneys to enable the **SELLER's** Attorneys to fulfil their obligations in terms of FICA.
- 9.7. This agreement and the sale contemplated herein shall not be subject to the **PURCHASER** obtaining finance to fund the transaction. The **PURCHASER** warrants that he has the financial ability to proceed with this transaction whether or not a bond is going to be applied for or granted.

10. OCCUPATION AND RISK

- 10.1. Possession and Occupation of the **PROPERTY** shall be given by the **SELLER** and taken by the **PURCHASER** on registration of transfer and from this date all risks and benefits of ownership in respect of the **PROPERTY** shall pass to the **PURCHASER**.
- 10.2. Should the **PURCHASER** and the **SELLER** agree (in writing) to an earlier occupation date and therefore prior to transfer of the property into the name of the **PURCHASER**, the **PURCHASER** shall at its own expense insure the **PROPERTY** and improvements thereon for the full replacement value thereof from date of occupation, against risk of loss or damage by any cause with an insurer acceptable to the **SELLER**. The **SELLER**'s interest in the **PROPERTY** shall be endorsed against such policy for such period.
- 10.3. Upon the **PURCHASER** taking occupation of the **PROPERTY** and pending transfer, the following further provisions shall apply –
- 10.3.1. the **PURCHASER** shall not sell, let or in any other manner dispose of or part with (whether temporarily or otherwise) the **PROPERTY** or his rights of occupation thereof, except with the written consent of the **SELLER**, which consent shall not be unreasonably withheld;
- 10.3.2. The **PURCHASER** shall be responsible for and pay all costs of electricity and water consumed in the **PROPERTY**.

11. EXISTING TENANCIES

- 11.1. **The SELLER** does not warrant that the **PROPERTY** is currently vacant and gives no undertakings in this regard. It is specifically agreed that it shall be the **PURCHASER**'s responsibility, for the **PURCHASER**'s own account, to ensure vacant occupation of the **PROPERTY**.
- 11.2 The **PURCHASER** shall be bound by the terms and conditions of all existing leases in respect of the **PROPERTY**, of which he acknowledges he is fully apprised alternatively which he has elected to accept and abide by.

12. REPAIRS AND IMPROVEMENTS

- 12.1. Prior to registration of transfer, the **PURCHASER** shall not be entitled to effect any alterations to the **PROPERTY** without the prior written consent of the **SELLER**.
- 12.2. The **SELLER** shall not be obliged to compensate the **PURCHASER** for any authorised alteration effected in the event of the sale being cancelled.
- 12.3. The **PURCHASER** shall be liable for any damages suffered by the **SELLER** as a result of any alterations effected by the **PURCHASER**, not authorised by the **SELLER**.

13. VOETSTOOTS, EXTENT AND REPRESENTATIONS

- 13.1. The **PROPERTY** is sold “*voetstoots*” and subject to the terms and conditions and servitudes mentioned or referred to in the current and/or prior Title Deeds and to the conditions of establishment of the Township in which it is situated and to the zoning applied to it under any Town Planning Scheme. The **SELLER** shall not profit by any excess nor shall it be answerable for any deficiency in the extent thereof. Neither the **SELLER** nor the **AUCTIONEER** shall be responsible for pointing out to the **PURCHASER** any surveyor’s pegs or beacons in respect of the **PROPERTY** **unless requested do so by the PURCHASER or unless the SELLER and/or AUCTIONEER had knowledge of any material deficiencies in the extent.**
- 13.2. The **PURCHASER** acknowledges that he has not been induced into entering into this Agreement by any express or implied information, statement, advertisement or representation made or given any warranties in respect of the **PROPERTY** or anything relating thereto, by the **AUCTIONEER** or any other person, or by or on behalf of the **SELLER** and that is not contained in this Agreement.
- 13.3. The **PURCHASER** acknowledges that he has fully acquainted himself with the **PROPERTY** that he has purchased alternatively that he/she has elected to purchase the **PROPERTY** without fully acquainting him/herself therewith.

14. BREACH

- 14.1. If one of the Parties commits a breach of this Agreement or fails to comply with any of the provisions hereof, then the Aggrieved Party shall be entitled to give the Defaulting Party 7 (seven) days notice in writing to remedy such breach or failure (unless such breach or failure occurs after the transfer documents have been lodged in the Deeds Office for registration, in which case the 7 (seven) day period may, at the election of the Aggrieved Party be reduced to 48 (forty eight) hours). If the defaulting party fails to comply with such notice then the innocent party shall forthwith be entitled, but not obliged, without prejudice to any other rights or remedies which it may have in law, including the right to claim damages:

14.1.1. to cancel this Agreement and upon cancellation: -

- 14.1.1.1. if the defaulting party is the **PURCHASER** the **SELLER** shall be entitled to retain all amounts paid by the **PURCHASER**, excluding **AUCTIONEER**’s commission, as *rouwkoop* or as a genuine pre-estimate of damage suffered by the **SELLER**, and furthermore the **PURCHASER** shall not be entitled to compensation from the **SELLER** for any improvements of whatsoever nature it may have caused on the **PROPERTY**, whether with or without the **SELLER**’s consent; and
- 14.1.1.2. if the defaulting party is the **SELLER** the **PURCHASER** shall be entitled to a full refund of all money paid in terms hereof to the **SELLER** and to the **AUCTIONEER** and to claim any other damages from the **SELLER** that it may have suffered as a result of the **SELLER**’s default;

(OR)

14.1.2. To claim immediate performance and/or payment of all the defaulting party's obligations in terms hereof.

14.2. Upon cancellation of this Agreement for whatever reason, the **PURCHASER** hereby undertakes to forthwith vacate the **PROPERTY** and to procure that the **PROPERTY** shall be vacated by any persons who occupy the **PROPERTY** through the **PURCHASER's** title or by his permission. Occupation shall be re-delivered in the same good condition as at the date of occupation.

14.3. Occupation of the **PROPERTY** by the **PURCHASER** or persons on the authority of the **PURCHASER** shall not create a tenancy either in terms of any statutory provision or at common law.

15. LEGAL COSTS

The Defaulting Party shall be liable for all legal costs incurred by the Aggrieved Party, the **AUCTIONEER** and his **AUCTIONEER / Attorneys** in enforcing the terms of this agreement, on an Attorney and own client scale, including collection commission.

16. ADDRESS / DOMICILIUM

16.1. The **PURCHASER** and the **SELLER** hereby choose their respective addresses / *domicilium citandi et executandi* for all purposes in respect of this Deed of Sale, including all notices and Court process to be delivered in terms hereof, the address recorded below his signature hereunder. Any notice sent by pre-paid registered post shall be deemed to have been received on the fifth day after posting; any notice delivered by hand shall be deemed to have been received on the day of delivery; any notice sent by telefax or electronically transmitted by email, shall be deemed to have been received on the first business day after date of despatch thereof.

16.2. Notwithstanding anything to the contrary herein contained, any written notice or communication actually received by a Party to this Agreement shall be deemed to be adequate written notice or communication to him notwithstanding that it was not sent or delivered at the chosen address / *domicilium citandi et executandi* or transmitted to such Party's telefax number and/or email address as stipulated herein.

16.3. The terms of "writing" shall include communications by email or facsimile.

16.4. The parties undertake on request to provide the Conveyancing attorney with documentation necessary to comply with FICA (Financial Intelligence Centre Act).

17. JOINT AND SEVERAL LIABILITY

If this agreement is concluded with more than one **PURCHASER**, the liability of all such **PURCHASERS** to the **SELLER** and to the **AUCTIONEER** shall be joint and several *in solidum*.

18. **SECTION 112 AND 115 OF THE COMPANIES ACT**

- 18.1. It is recorded that the **SELLER** and the **PURCHASER** are aware of the provisions of Sections 112 and 115 of the Companies Act 71 of 2008 (as amended) ("Section 112"), namely that if the **SELLER** is a company and if the **PROPERTY** constitutes either all or the greater part of the assets or the undertaking of the **SELLER**, then the directors of the **SELLER** shall not have the power, save by a special resolution of the shareholders of the **SELLER**, to dispose of the **PROPERTY**.
- 18.2. Accordingly, the **SELLER** warrants that the provisions of Section 112 are / are not (delete as appropriate) applicable to the sale of the **PROPERTY**.
- 18.3. If Section 112 is applicable to the sale of the **PROPERTY** and if the directors of the **SELLER** have not already been granted the necessary authority in terms of Section 112 to dispose of the **PROPERTY**, then within 45 (forty five) days of the acceptance date the **SELLER** shall procure that its shareholders pass a special resolution ratifying the sale of the **PROPERTY**.

19. **INSOLVENCY ACT NO. 24 OF 1936**

The Parties agree that notice of the sale of the property, pursuant to this Agreement, will not be published by the **SELLER** and the **SELLER** indemnifies the **PURCHASER** against any claims which may be made arising from the said sale not being advertised. The **SELLER** warrants the **PURCHASER** that if any proceedings of any kind referred to in SECTION 34 of the Insolvency Act No. 24 of 1936, are instituted prior to the date of transfer, it will immediately pay all amounts due by the entity that has instituted such proceedings. The **SELLER** furthermore indemnifies and holds the **PURCHASER** harmless against any losses or damages that the **PURCHASER** may suffer by reason of such proceedings being instituted.

20. **NOMINEE**

The **PURCHASER** shall be entitled, by notice in writing to the **SELLER**, to nominate a nominee in his place as **PURCHASER**, upon the following terms and conditions:

- 20.1. the aforesaid notice shall be handed to the **SELLER** by not later than 24h00 on the same day as the acceptance date by the **SELLER**;
- 20.2. the notice shall set out the name and address of the nominee so nominated as **PURCHASER**;
- 20.3. the notice shall be accompanied by the nominee's written acknowledgement:
- 20.3.1. that it is fully aware of all the terms and conditions of this Deed of Sale as if fully set out in such written acknowledgement; and
- 20.3.2. that it is bound by the provisions of this Deed of Sale as the **PURCHASER**;
- 20.4. should the **PURCHASER** nominate a nominee in terms of this clause, then:
- 20.4.1. all reference to the **PURCHASER** in this agreement shall be deemed to be a reference to its nominee; and

- 20.4.2. the PURCHASER by his signature hereto, hereby interposes and binds himself as surety and co-principal debtor *in solidum*, for and on behalf of all the obligations of the aforesaid nominee as PURCHASER, to and in favour of the SELLER, for all the PURCHASER'S obligations under this agreement, including damages, and renounces the benefits of division and *excussion*.

21. **COMPANY TO BE FORMED**

- 21.1. In the event of the PURCHASER signing this agreement in his capacity as AGENT for a company to be formed and the PURCHASER fails within 20 (twenty) days from date of acceptance and confirmation of this agreement to register such company having as one of its objects the ratification and adoption of this agreement, or such company fails to adopt or ratify this agreement within 15 (fifteen) days after date of its incorporation, then in such an event the PURCHASER shall be deemed as from the date thereof to have entered into this agreement in his personal capacity and to have acquired all the rights and obligations of the PURCHASER under this agreement.
- 21.2. In the event of such company being registered and duly adopting or ratifying this agreement, or the nomination effected, then the PURCHASER by his signature hereunder, shall be deemed to bind himself to the SELLER as surety and co-principal debtor *in solidum* with such company for the due performance by it as PURCHASER of the terms, conditions and obligations arising out of this agreement.

22. **COMPANIES, CLOSE CORPORATIONS, ASSOCIATIONS OR TRUSTS**

- 22.1. Should the PURCHASER be a company, close corporation, association or trust, the person signing this agreement on behalf of such PURCHASER, by his signature hereto interposes and binds himself as surety for and co-principal debtor with the PURCHASER for the due and proper discharge of all its obligations arising from this agreement.
- 22.2. If any individual person to be representing another person including a company, close corporation, association or trust, and signs this Deed of Sale on that basis, that individual shall by signing this agreement on behalf of such other person be held personally liable for the due and proper discharge of all the PURCHASER's obligations in terms of this Deed of Sale and that individual shall be deemed to be the PURCHASER where such other person does not exist at the time of signing this Deed of Sale by that individual. This provision does not apply to instances contemplated in clause 19.

23. **ELECTRICAL INSTALLATION CERTIFICATE OF COMPLIANCE**

- 23.1 The SELLER hereby undertakes to furnish the SELLER's Attorneys, prior to transfer by the SELLER, with a Certificate of Compliance in respect of the PROPERTY and any electric fence (if applicable), in terms of the Electrical Installation Regulations of 2009 under the Occupational Health and Safety Act (Act No. 85 of 1993, as amended), issued by an electrical contractor who is registered in terms of the Regulations. All costs incurred in obtaining such a certificate, including costs of any repairs or replacements required in order for the certificate to be issued, shall be borne by the SELLER.

24. DISPUTE RESOLUTION: MEDIATION THEN ARBITRATION

- 24.1. Should any dispute, disagreement or claim arise between the parties, which includes the **AUCTIONEER**, ("**the dispute**") concerning this agreement then the parties shall, notwithstanding anything to the contrary contained herein, have the right, but not be obliged, to:
- 24.1.1. submit the dispute to mediation to be administered by the Arbitration Foundation of Southern Africa ("**AFSA**"), upon such terms as agreed between the parties and the secretariat of AFSA; and
- 24.1.2. Failing agreement as aforesaid within 7 (seven) days of the dispute being submitted to mediation, the parties shall refer the dispute to arbitration as provided below.
- 24.2. Failing agreement as referred to above, the dispute shall be submitted to arbitration for final resolution in accordance with the rules of the AFSA by an Arbitrator or Arbitrators appointed by the AFSA.
- 24.3. Unless otherwise agreed in writing by all the parties, any such mediation or arbitration shall be held in Pretoria, South Africa.
- 24.4. The decision of the arbitrator shall be final and binding on the parties to the dispute and may be made an order of the court at the instance of any of the parties to the dispute. The parties hereby exclude all rights of appeal, which might otherwise be conferred upon them by law.
- 24.5. The parties agree to keep the arbitration (including the subject matter of the arbitration and the evidence heard during the arbitration) confidential and not to disclose it to anyone except for purposes of obtaining an order of court as contemplated herein.
- 24.6. The provisions herein constitute an irrevocable consent by each party to any proceedings in terms hereof and no party shall be entitled to withdraw therefrom or claim at any such proceedings that it is not bound by such provisions if invoked by the other. Such provisions are further severable from the rest of this Agreement and shall remain in effect despite the termination of or invalidity for any reason of this Agreement.

25. MAGISTRATES' COURT JURISDICTION

The Parties hereto consent to the jurisdiction of the Magistrates' Court in terms of Section 45 read with Section 28 of the Magistrates' Court Act of 1944 as amended. Notwithstanding the aforementioned, this shall not preclude either Party from approaching the High Court of South Africa for any relief sought. This Agreement shall further be governed in terms of the law of the Republic of South Africa.

26. GENERAL CLAUSES

- 26.1. This Deed of Sale constitute the whole agreement between the Parties as to the subject matter hereof and no agreement, representation or warranty between the Parties other than those set out herein are binding on the Parties.
- 26.2. No extension of time, waiver, indulgence or suspension of any of the provisions of this agreement, which any Party hereto may have given, shall be binding unless recorded in a written document signed by all Parties.

- 26.3. No variation or alteration or cancellation of this Deed of Sale or any of the terms hereof, shall be of any force or effect, unless in writing and signed by the Parties hereto.
- 26.4. Words importing the singular shall include the plural and vice versa, and words importing the masculine gender shall include the feminine and words importing persons shall include partnerships and bodies corporate, and *vice versa*.
- 26.5. The Parties signing this document confirm that they have read and understood all of the terms and conditions contained herein and agree that they are bound hereto.
- 26.6. The **SELLER** and the **PURCHASER** warrant that they are duly authorised to sign this Deed of Sale.
- 26.7. In the event that the property sold in terms hereof forms part of a sectional scheme or Homeowners Association, then the **PURCHASER** acknowledges that the owner and the property are subject to the rules and regulations of the Body Corporate or Homeowners Association, which have been promulgated. The **PURCHASER** warrants he has read and familiarised himself with the applicable rules and regulations and undertakes to sign all documents and do all things necessary in order for him to become and remain a member of the Body Corporate or the Homeowners Association for as long as he is the owner of the section purchased in terms of this agreement. Where relevant it is recorded that the developer has secured and reserved for himself a real right of extension in respect of the property and that the **PURCHASER** purchases this property accepting the developer's real right of extension.

27. **CONDITION OF THE PROPERTY**

The **SELLER** discloses to the **PURCHASER** that the property is not new and is sold on an "as is" condition. The **PURCHASER** acknowledges the aforesaid condition of the property and accepts the PROPERTY in that condition. Accordingly, the **PURCHASER** shall have no claim against the **SELLER** in respect of the condition of the property, which conditions may include, without limitation that the property is not suitable for the purpose for which it is generally intended or that the property is not of good quality, in good working order and / or free of any defects.

CONSUMER PROTECTION ACT

In the event that this agreement is subject to the provisions of the Consumer Protection Act 68 of 2008, then in such event the **SELLER** and the **PURCHASER** hereby incorporate by agreement those provisions of the Act that are applicable to this transaction.

In particular and notwithstanding anything to the contrary hereinbefore contained:

The notice for any breach by the **PURCHASER** shall be 20 working days.

The cooling off provisions contained in section 16 of the Act shall apply only if this transaction arose as a result of direct marketing.

And sold by the rise for the amount of R_____

(words) _____

COMPANY/ CLOSE CORPORATION/ TRUST/ OTHER _____

ENTITY REGISTRATION NO.: _____

ENTITY ADDRESS: _____

(Fax) _____

(Email) _____

(Cell) _____

MR/MRS/MS _____

IDENTITY NO.:

ADDRESS: _____

(Work) _____

(Fax) _____

(Email) _____

(Cell) _____

SPOUSE'S NAME _____

SPOUSE'S ID NO

DISCLAIMER: Whilst all reasonable care has been taken to obtain the correct information, neither Bidders Choice (Pty) Ltd, nor any of its subsidiaries and related companies, not the Sellers, guarantee the correctness of the information, and none of the aforementioned will be held liable for any direct damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information supplied, whether due to the negligence or otherwise of Bidders Choice (Pty) Ltd, its subsidiaries and related companies, the Seller nor any other person.

I, THE PURCHASER, HEREBY CONFIRM THAT THE FULL EXTENT OF MY OBLIGATIONS AND RIGHTS HEREIN HAVE BEEN EXPLAINED TO ME AND THAT I HAVE BEEN GIVEN AN OPPORTUNITY TO MAKE THE NECESSARY ENQUIRIES IN RESPECT OF THE PROPERTY AND ALL MATERIAL ASPECTS RELATED TO THIS PROPERTY AND SALE AND THAT I UNDERSTAND THE EFFECT OF THIS AGREEMENT.

SIGNED BY THE PURCHASER AT _____ ON THE ____ DAY OF _____

AS WITNESS:

1. _____

PURCHASER (and where applicable, the signatory binding himself as surety and co-principal debtor *in solidum*)

AS WITNESS:

1. _____

BIDDERS CHOICE (PTY) LTD duly authorised (**BIDDERS Choice hereby accepts all the rights conferred upon it in terms of this Agreement**)

Bidders Choice hereby warrants the validity of its Fidelity Fund Certificate as at the date of signature of this Agreement.

ACCEPTANCE AND CONFIRMATION

SIGNED BY THE SELLER AT _____ ON THE ____ DAY OF _____

AS WITNESS:

1. _____

SELLER (and where applicable the **SELLER** is duly authorised)

SELLER'S ADDRESS:

DEED OF SURETYSHIP

I / We the undersigned, _____

ID NUMBER: _____

do hereby interpose and bind myself / ourselves as surety and co-principal debtor/s in solidum for and on behalf of the **PURCHASER** to and in favour of the **SELLER** and the **AUCTIONEER** for all the obligations of the **PURCHASER** under this agreement and in particular for all amounts of money that may be due, including damages, from whatsoever cause arising under renunciation of the benefits of division and excussion. I/We do accept *domicilium et executandi* at the address hereinafter set out.

THUS DONE AND SIGNED at _____ this _____ day of _____

AS WITNESSES:

1. _____

SURETY

2. _____

SELLER

BIDDERS CHOICE (PTY) LTD duly authorised

SURETY ADDRESS: _____

Tel No: _____

INFORMATION FOR CONVEYANCER AND ADMINISTRATION

PURCHASER SPOUSE / CO-PURCHASER

SURNAME _____

FIRST NAMES _____

MARITAL STATUS _____

(State whether Unmarried, Married in Community of PROPERTY, Married by Antenuptial Contract, Married in a country other than South Africa)

DATE OF MARRIAGE _____

COUNTRY OF MARRIAGE _____

IDENTITY NUMBER _____

TELEPHONE NUMBER (H) _____

(W) _____

(FAX) _____

(CELL) _____

EMAIL ADDRESS _____

POSTAL ADDRESS _____

FUTURE ADDRESS _____

INCOME TAX NUMBERS _____

ANNEXURE 1

BIDDERS CHOICE (PTY) LTD

FINANCIAL INTELLIGENCE CENTRE ACT (FICA), 2001

PURCHASER PROFILE

FICA REQUIREMENTS: Natural Persons

1. South African identity document / Foreigner passport;
2. Utility bill addressed to your residential address less than 3 months (accounts for mobile phones are not acceptable);
3. South African Income Tax reference number.
4. Confirmation marital status, i.e. ANC or COP

If Married

5. Marriage certificate –
Community of property – Copy of spouses ID
Ante nuptial Contract – Copy of contract
6. Page 1 (and page 2 if necessary) reflecting the registered number and names of both parties, if your marriage is governed by the Laws of another country/state
8. Name of the country/state governing your marriage, i.e. the country where the Buyer was living at the time of the marriage with the intention of staying there permanently.

FICA REQUIREMENTS: Entities

- Person acting on behalf of the Entity must comply with paragraphs 1 to 4 above.
- All directors / members / trustees must also comply with paragraphs 1 to 4 above

with the following attached:

Companies:

1. CM1.
2. CM22.

Close Corporations:

1. CK1;
2. and, if applicable, CK2.

Trusts:

1. Letters of Authority / Master's Certificate;
 2. Trust Deed and all amendments thereto.
 3. Resolution to approve the purchase (and loan application, if applicable) taken before the Agreement of Sale was signed. (The only exception is where it is a cash transaction and all the Trustees have signed the Agreement of Sale.)
- Detailed FICA requirements for Entities or other, if applicable, will be supplied to such Purchasers, in due course

4. PROPERTY DESCRIPTION

COMBINED EXTENT: ± 2520M²

USAGE CATAGORY: COMMUNITY SERVICE

USAGE: RELIGIOUS

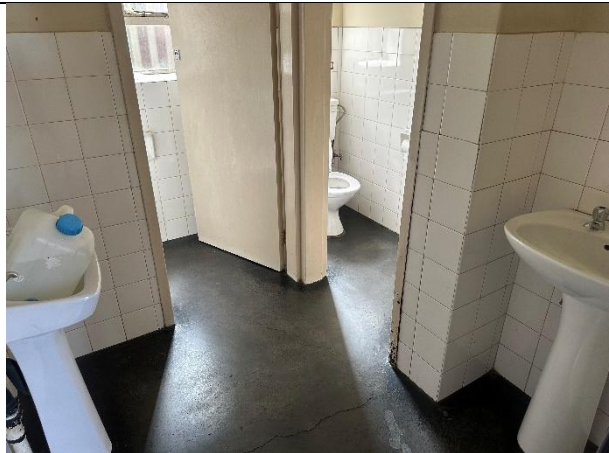
- Church (Left Wing)
- Reception area & Meeting room (Central section – attached but separate from Church)
- Male & Female Ablutions (Adjacent to central section)
- Kitchen (Adjacent to central section)
- Hall/Assembly (right wing)
- 5 x Classrooms (Separate classroom block)
- Staff accommodation (additional building)
- Outdoor play area
- Ample on-site parking

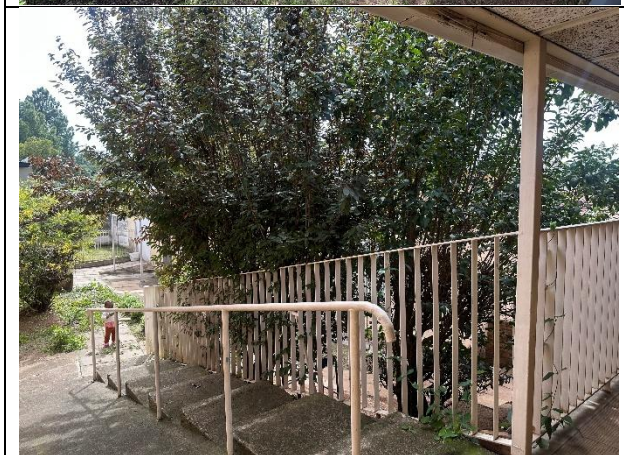
5. PROPERTY IMAGES



DISCLAIMER: Whilst all reasonable care has been taken to obtain the correct information, neither Bidders Choice (Pty) Ltd, nor any of its subsidiaries and related companies, not the Sellers, guarantee the correctness of the information, and none of the aforementioned will be held liable for any direct damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information supplied, whether due to the negligence or otherwise of Bidders Choice (Pty) Ltd, its subsidiaries and related companies, the Seller nor any other person.

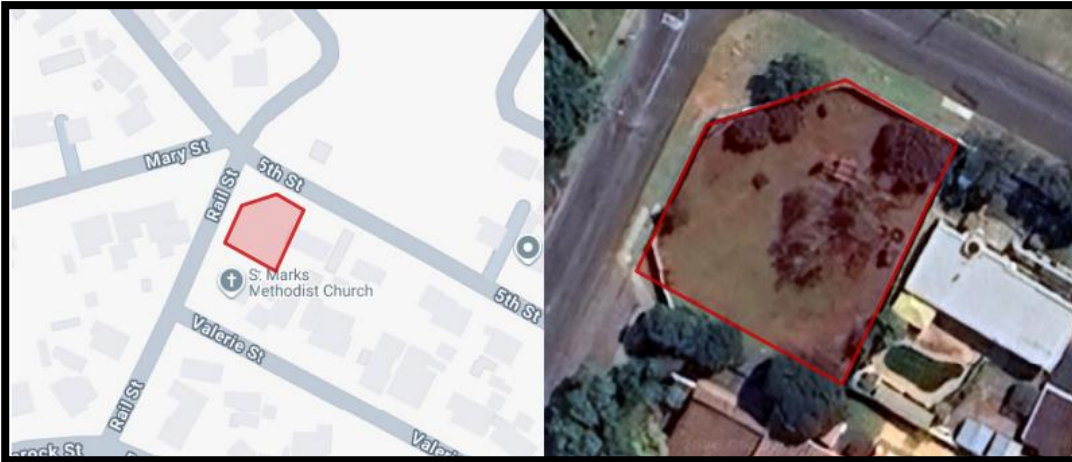




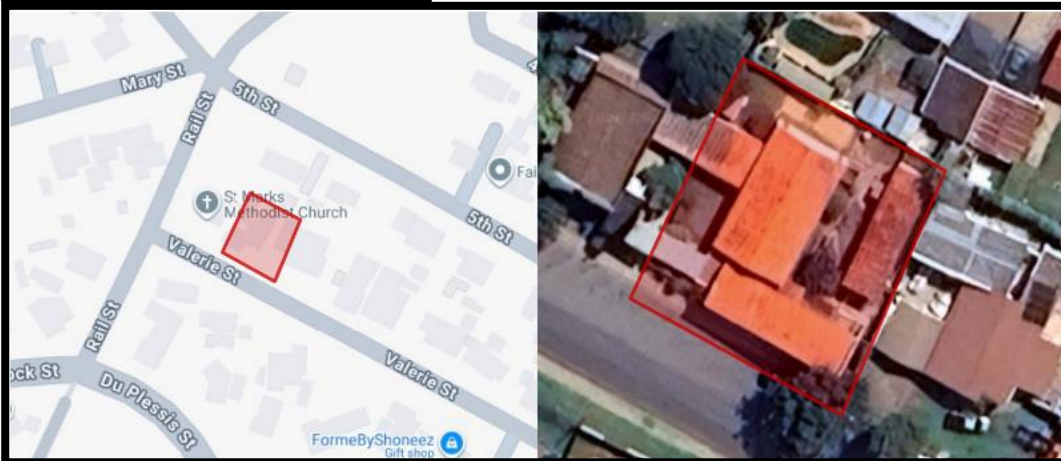


6. AERIAL IMAGES

PORTION 2 OF ERF 1280



PORTION 6 OF ERF 1280



PORTION 7 OF ERF 1280



7. COPY OF TITLE DEED

PORTION 2 OF ERF 1280

The Transferee's copy hereof bears
Die Transportnemer se afskrif hier-
stamps to the value of
von dra seël ter waarde van
Stamp Duty *Eight to Five*
Seëling *of R 2750*
Registration Fee
Registriesgeld
Exd.
Onsk.

Prepared by me, *RTR*
[Signature]
Conveyancer.

*Adm. Commission of the
Consent to Subdivision
with transfer of this 627
of Erf 233
Res. with Case No. 330965*

F 13652 /1969

DEED OF TRANSFER NO.

BE IT HEREBY MADE KNOWN :

Asst. THAT *[Signature]* appeared before me,
RAND TOWNSHIPS REGISTRAR at Johannesburg, he, the
said Appearer, being duly authorised thereto by a
Power of Attorney dated the 4th day of August, 1969,
signed at ROODEPOORT, and granted to him by

JOHANNES /...

ENDORSEMENT OOREENKOMSTIG ARTIKEL 43
WET Nr. 9 1927.
ENDORSEMENT IN TERMS OF SECTION 43
ACT NO. - 1927.
Die beskrywing van die eiendom is soos vermeld in die oorspronklike dokument.
The description of the property has been taken from the original document.
(Part of ptn 1 of lot 1280 (Pout))
REGD. NO. 98-100000
REGISTRAR

10-6-1977

JOHANNES STRAUSS DU TOIT
IN His capacity as Town Clerk of the
TOWN COUNCIL OF ROODEPOORT
and as such duly authorised thereto
under and by virtue of a Resolution of
the said Council passed at Roodepoort
on the 29th day of May, 1969.

which said Power of Attorney, duly witnessed in accordance with Law, has this day been exhibited to me.

AND the Appearer declared that his Principal
the said

TOWN COUNCIL OF ROODEPOORT

had truly and legally sold, and that he, the Appearer,
in his capacity aforesaid, did by these presents cede
and transfer in full and free property to and on behalf
of :-

THE PRESIDENT OF THE CONFERENCE OF THE METHODIST
CHURCH OF SOUTH AFRICA

for the time being and his successor or successors
in office for the benefit of the said Church in trust
for such of its uses and purposes as the said Conference
may from time to time appoint and in trust to exercise
such acts of full ownership of any kind thereover and
to allow the same to be managed and administered by such
representatives or officials of the said Church, lay or
otherwise, as the said Conference may from time to
time decide;

a Church wherein every person who holds or is deemed
to hold a controlling interest is a member of the
WHITE GROUP as defined in the Group Areas Act No. 36 of 1966.

* CERTAIN Portion 2 (a Portion of Portion 1) of Erf No. 233
(Park A) in the Township of FLORIDA EXTENSION, district
of ROODEPOORT;

MEASURING 8005 (Eight Thousand and Five) square feet; as will
more fully appear from Diagram S.G. No. A. 636/67
annexed hereto and approved by the Surveyor General
on the 26th day of April, 1967;

HELD under Certificate of Registered Title No. F. **13651** /69
this day registered in favour of the said Council.

SUBJECT/

One

SUBJECT to the special condition that the Consolidated Main Reef Mines & Estates Limited, or its Successors in Title (hereinafter referred to as the Company) retains and reserves to itself all mineral rights and rights to mine under the aforesaid property. The Company retains and reserves to itself all rights vested in it or to which it may be entitled or which may be allotted to the freehold owner arising from rights to minerals, claims or mynpachts in respect of the said property as if it were the freehold owner, such as its right to one half of the claim licences received by the Government in respect of the Gold Mining claims.

AND SUBJECT to such conditions as are mentioned or referred to in the aforesaid Certificate of Registered Title and to the provisions of the Township Amendment Act 1908 (No. 34 of 1908 Transvaal or any amendment thereof).

AND SUBJECT to the following further conditions imposed by the said Council with the consent of the Administrator of the Transvaal under the provisions of section 79 (18) of the Local Government Ordinance No. 17 of 1939 (as amended).

- (a) "dat 'n kerkgebou tot 'n waarde soos deur die Stadsraad bepaal te word, binne 'n tydperk van twee jaar van datum van ruil af of sodanige verlengde tydperk as wat die Raad in sy diskresie mag toelaat op Gedeelte 2 van Erf Nr. 233, Florida, opgerig word.
- (b) dat, in die geval waar geboue tot die gespesifiseerde waarde nie binne die vasgestelde tydperk of sodanige verlengde tydperk opgerig word nie, die eiendom sal terugval na die Raad teen die geswore waardasie daarvan;

(c) dat/



- 4 -
- (c) dat die kerk nie die eiendom van die hand mag sit voordat geboue wat voldoen aan die vereistes van voorwaarde (a) hierbo, opgerig is nie behalwe aan die Raad teen die oorspronklike waardasie daarvan, met dien verstande dat die Raad in die geval van herverkryging van die eiendom 'n bedrag gelykstaande aan die geantifiseerde waarde van enige verbeteringe uitgesonderd geboue waarna verwys word in voorwaarde (a) kan betaal, uit die inkomste verkry uit die herverkoop van sodanige eiendom.
- (d) dat bogenoemde voorwaardes (a) tot (c) gesag word ingetrek te wese sodra 'n verband vir 'n boulening tot opsigte van die eiendom geregistreer word; en

W H E R E F O R E the Appearer, renouncing all the right and title his said Principal heretofore had to the premises, did in consequence also acknowledge the said

TOWN COUNCIL OF ROODEPOORT

to be entirely dispossessed of and disentitled to the same, and that by virtue of these presents the said

PRESIDENT OF THE CONFERENCE OF THE METHODIST CHURCH
OF SOUTH AFRICA
for the time being

and his Successor or successors in office as hereinbefore set out, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights, and finally acknowledging his said Principal to have been satisfactorily paid the whole of the purchase money amounting to the sum of R1,100-00 (ONE THOUSAND ONE HUNDRED RAND).

IN WITNESS

Jan

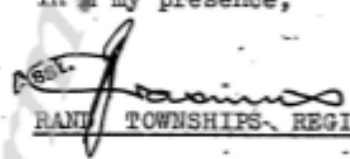
- 5 -

IN WITNESS WHEREOF I, the said REGISTRAR,
together with the Appearer, have subscribed to these
presents, and have caused the Seal of Office to be
affixed thereto.

THUS DONE and EXHIBITED at the Office of the
RAND TOWNSHIPS REGISTRAR at Johannesburg, on the
- 9 day of the month of SEPTEMBER in the year of
Our Lord One Thousand Nine Hundred and Sixty-nine (1969).


q.q. his Principal.

In my presence,


Asst. REGISTRAR.
RAND TOWNSHIPS REGISTRAR.

REGISTERED in the Register of FLORIDA EXTENSION
kept at JOHANNESBURG, on the above date. 

SUBOL DIAGRAM

S.G. No. A 636/67

SIDES	Cape Feet	DIRECTIONS
AB	54.88	162.06.20
BC	47.98	208.41.50
CD	100.20	295.24.50
DE	88.00	28.41.50
EA	60.27	115.24.50

Approved:

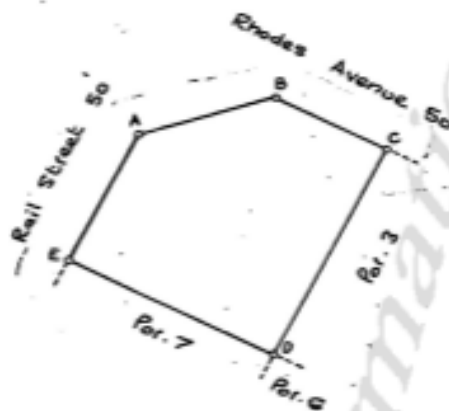
[Signature]

Surveyor-General.

26.4.1967

DESCRIPTION OF BEACONS

A.B.C.D.E... 1/2 round iron pegs



TRUE COPY

[Signature]
SURVEYOR-GENERAL,
PRETORIA.

28-4-1967

SCALE 1:750

The figure ABCDE

represents

8005 Square Feet of land, being

Portion 2 (of Portion 1) of Erf 233 (Park A)
FLORIDA EXTENSION TOWNSHIP

Province of TRANSVAAL.

Surveyed in March 1965

by me

[Signature]

Land Surveyor.

This diagram is annexed to Deed of Transfer
No. 43652/65
dated 28.4.1967
L.S.
Confession of the real holder
of the land
RANGE TOWNSHIP, REG. OF TRANSVAAL

The original diagram is
No. A 502/64
Transfer
No.

File No.
S.R. No. 178/67
Gen. Plan
Comp.

ORD. NO. 25/1965
GEEN VOORWAARDEN
- NO CONDITIONS

Published by Authority - Die Moester Drukkery, Potgietersrus.

9-9-1969

TRANSFER DUTY

EXEMPTION UNDER SECTION 9 (1) (c) OF ACT NO. 40 OF
1949

I, the undersigned,

CYRIL WILKINS

in my capacity as the President for
the time being of the Conference of

THE METHODIST CHURCH OF SOUTH AFRICA

certify :-

That certain property being Portion 2 (a Portion of
Portion 1) of Erf No. 235, situate in the Township of
FLORIDA EXTENSION in the district of Roodepoort, has been
acquired by the aforesaid Community exclusively for eccle-
siastical and/or educational purposes;

It is clearly understood that if the aforesaid pro-
perty or any portion thereof is subsequent to the acqui-
sition thereof used for some purpose other than exclusively
for ecclesiastical and/or educational purposes, duty shall
become payable in respect of the acquisition of the property
or the portion thereof which shall be deemed to have been
acquired on the date upon which the property or portion
thereof shall first be used for that other purpose.

DATED at DURBAN this 6th day of JUNE
1969.

Cyril Wilkins

Municipality ROODEPOORT Munisipaliteit



20c

This is to Certify
Hiermee verklaar ek

That all sums due in accordance with Section Fifty of the Local Government Ordinance 1939, to the Town Council of Roodepoort-Maraiburg in respect of the premises of interest in land,

Dat alle somme verskuldig ooreenkomstig Artikel Vyftig van die Plaaslike Bestuur Ordonnansie, 1939, aan die Stadsraad van Roodepoort-Maraiburg ten opsigte van die eiendom of belange in grond,

Gedeelte 2 van Erf 233 Florida
Mitbreiding

re ared in the name of
g streer op naam van

Stadsraad van Roodepoort

have been paid to the Council.
aan die Raad betaal is.

This Certificate is available to
Hierdie sertifikaat is geldig tot

30/9/1969

Given under my hand at Roodepoort this *Vier en Twintigste* day of
Gegee onder my hand te Roodepoort op hierdie

Julie

R.P. J. J. J.
Town Treasurer, Municipality of Roodepoort.
Stadstesourjer, Munisipaliteit Roodepoort.

UNIFIED 9358

Ek, die ondergetekende,
JOHANNES STRAUSS DU TOIT
 in my hoedanigheid as Stadsclerk van die
STADSRAAD VAN ROODEPOORT
 en as sodanig behoorlik daartoe gemagtig kragtens
 'n Besluit van die genoemde Raad geneem te Roodepoort
 op die 29ste dag van Mei 1969,

benoem, magtig en stel hiermee aan

JOHANNES WYMAND LOUW /en/of FREDERIK HENDRIK BEYERS

met mag van substitusie as my ware en wettige Gemagtigde en Agent
om in my naam, en namens my te verskyn voor die

REGISTRATEUR VAN RANDOORTE

en dan en aldaar-namens my te verklar dat die genoemde Raad

op die 6de dag van Junie 1969

verkoop het aan die

CONFERENCE OF THE METHODIST CHURCH OF SOUTH AFRICA

vir die som van R1,100-00 (ONE THOUSAND ONE HUNDRED RAND)

SEKER Gedeelte 2 (n Gedeelte van Gedeelte 1) van Erf nr. 233 in die Dorp FLORIDA UITBREIDING; distrik Roodepoort;

GROOT 8005 (Agtduisend en Vyf) vierkante voete;

SOOS GEHOU deur die STADSRAAD VAN ROODEPOORT krag
 tens 1970-1971 15 ad. vrf. Gengitruand. 2000, 1971

ONDERHEWIG aan die kondisie opgelê deur die Administrateur van Transvaal ingevolge die bepaling van subartikels 79 (18) en (24) van die Plaaslike Bestuur Ordonnansie nr. 17/1939 (soos gewysig) wat volledig uiteengesit is in die Administrateur se Toestemmings gedateer 7 Januarie 1969 en 19 Februarie 1969;

en / ...

(KYK ANDERKANT.)

en verder die genoemde grond in volle en vrye eiendom te sedeer en te transporteer
aan die gemelde Koper,

afstand te doen van al die regte, titel en aanspraak wat die genoemde
STADSRAAD VAN ROODEPOORT

vroeër in, tot en op genoemde eiendom gehad het; te belowe om die genoemde
eiendom aldus verkoop te onthef en te vrywaar en ook om dit te bevry van alle
laste en hipoteke volgens wet; die nodige aktes, stukke en ander dokumente
op te trek en te onderteken; en ten einde bogemelde doeleindes uit te voer en
alles wat in die algemeen vereis mag word te doen of te laat doen ewe tenvolte
en kragtiglik in alle opsigte, as ek self kon doen indien persoonlik teenwoordig
en hierin handelende; en ek beloof hiermee om te bekragtig en goed te
keur alles wat my gemelde Gemagtigde en Agent hieromtrent wettiglik
doen of laat doen uit krag van hierdie akte.

Geteken te ROODEPOORT

hierdie 4de dag van Augustus 1969.

AS GETUIES:

1. 
2. 

MOENIE OOR HIERDIE LYN TEKEN OF PARAFTEER NIE.

Programmes
Republic Address | "TRANSBEST"

504 briewe moet gang word met die
Direkteur van Plaaslike Bestuur.
All communications to be addressed to the
Director of Local Government.



Meld ook in u antwoord
in reply please quote

T.A.L.G. 11/30/206.

TRANSSVAALSE PROVINSIALE ADMINISTRASIE
TRANSSVAAL PROVINCIAL ADMINISTRATION

Navrae:
Enquiries:

Tel.: 89-171

Mnr. / Mr. S.G. Scheepers.

DEPARTEMENT VAN PLAASLIKE BESTUUR,
DEPARTMENT OF LOCAL GOVERNMENT,

POSBUS 892,
P.O. BOX

PRETORIA.

Die Stadsklerk,
Posbus 217,
ROODEPOORT.



Meneer,

VERKOOP VAN GEDEELTES 2, 5, 8, 9, 10 EN 11 VAN ERF
NO. 233, FLORIDA UITBREIDING.

Met betrekking tot u brief No. 100/30/233
Florida Uitbreiding, gedateer 6 Februarie 1969 moet
ek u meedeel dat die Administrateur goedgekeur het dat my
eendersgenommerde brief van 7 Januarie 1969 in bostaande
verband gewysig word ten opsigte van Gedeelte 2 van
Erf 233, sodat genoemde gedeelte uit die hand aan die
Maraistburg Methodist Church vir kerkdoeleindes teen 'n
bedrag van R1,100 plus koste, verkoop word, onderworpe
daaraan dat genoemde gedeelte 2 van Erf 233, Florida-
Uitbreiding as 'n eenheid saam met Gedeeltes 6 en 7 van
dieselfde erf gebruik word en aan dieselfde voorwaardes
soos in my eendersgenommerde brief van 7 Januarie 1969,
ten opsigte van die rulling, teen Gedeelte 6 en 7 van
die erf opgele is, onderworpe sal wees.

Die uwe,

J. A. Fourie
DIREKTEUR VAN PLAASLIKE BESTUUR.

Die Ouditeur van Plaaslike Bestuur,
PRETORIA.

Dir Registrateur van Aktes,
PRETORIA.

Afskrif vir u inligting.

D. A. FOURIE
DIREKTEUR VAN PLAASLIKE BESTUUR.

SGS/MvdM
169

met gelyktydige
transparasie van
gedeltes 6 en 7

AFFIDAVIT

I, the undersigned,

CYRIL WILKINS

do hereby make oath and say :-

1. That I am the President for the time being of the Conference of the METHODIST CHURCH OF SOUTH AFRICA.
2. That every person who holds or is deemed to hold a controlling interest in the Conference of the METHODIST CHURCH OF SOUTH AFRICA is a member of the WHITE GROUP as defined in Act No. 36 of 1966.

SIGNED and SWORN to before me at UMBULO
on this the 6 day of JUNE 1969.

The deponent has acknowledged that he knows and understands the contents of this Affidavit.



SERTIFIKAAT VAN VERGELYKING.

Ek,

JOHANNES WYNAND LOUW,

Aktebesorger van Roodepoort, Transvaal, en die opsteller van die Transportakte

deur STADSGRAAD VAN ROODEPOORT

ten gunste van

CONFERENCE OF THE METHODIST CHURCH OF SOUTH AFRICA

ten opsigte van

SEKER Gedeelte 2. (n Gedeelte van Gedeelte 1)

van Erf nr. 233 in die Dorp FLORIDA

UITBREIDING, distrik Roodepoort,

verklaar hiermee dat alle afskrifte van die genoemde Transportakte gelees en vergelyk is en met mekaar ooreenstem.

Ek verklaar verder dat die voorwaardes in die genoemde Transportakte in alle opsigte met die Titelvoorwaardes

vervat in die ^{gelyktydige Sertifikaat van Vergelyking} ~~bestaande Transportakte Nr. F 1046/30~~
~~Nel t.o.v. Gedeelte 1 van Erf 233,~~
~~gedateer 14 Maart 1930, ten opsigte van die bo-~~

~~steende eiendom, ooreenstem.~~

GEGEE te ROODEPOORT op hierdie 31ste dag
van Julie 1969.

*Die Titelvoorwaardes in die
gelyktydige Sertifikaat van
Vergelyking Ndel t.o.v.
Erf 233 en Gedeelte 1 van Erf
233 stem ook ooreen met die
Titelvoorwaardes in gelyktydige
akte Nr. F. 1046/30.*

[Handwritten Signature]
AKTEBESORGER.

RAND TOWNSHIPS REGISTRATION OFFICE
REGISTRASIEKANTOOR VIR RANDDORPEEXAMINATION SHEET
ONDERSOEKBLAD

32501

- 6 - 8 - 1969

Cover No. }
Omslag No. }Insolvency }
Insolvensie }Special Registration }
Spesiale registrasie }Title clear in P. Register }
Titel onbelemmerd in L-Register }Bonds }
Verbande }Interdicts }
Inerdikie }Checked by }
Nagegaan deur }

QUESTIONS—VRAAG

ANSWERS—ANTWOORDE

BINDING MARGIN—BINDRUMTE

① Delete reference of s. 3
during an extending clause② P.P. for the shared
by revenue of Revenue
evaluation of property

11/8/69

See objections with
simul. transfer

(Not further examined)

11/8/69

(A) Paragraphs 2 & 3
are valid(B) Unlawful and (C) illegal
deeds die wetteloos en (C) onwettig
in die oë van die regspraak
word al

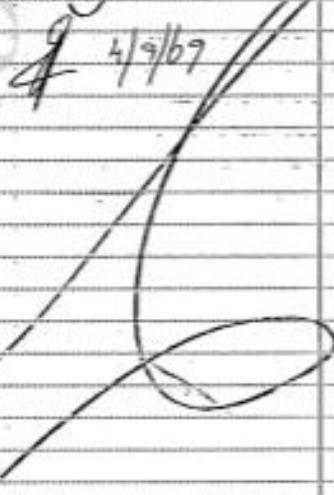
S.E. de Wet

SOS

Form to be returned with deed for filing in R.T.R. Office.

Hierdie vorm moet met die akte teruggestuur word vir bewaring in die registrasiekantoor vir Randdorpe.

[P.T.O./S.O.S.]

QUERIES—VRAE	REPLIES—ANTWOORDE
(A) Please initial pages 2 & 3	Pages redrawn & initialed
(B) Condition (C) & (F) imposed by the Administrator to be deleted in P/A and add	Omitted in redrawn pages.
(C) Redrawn condition for 29/4/67	
(D) Amend held clause in P/A as shown	Done.
E Please amend pages 2 & 3 and H as indicated	Pages redrawn
 4/9/67	

BINDING MARGIN—BINDERLINE

8. COPY OF SG DIAGRAM

PORTION 2 OF ERF 1280

SUBOL DIAGRAM

S.G. No. A 636/67

SIDES	Cape Feet	DIRECTIONS
AB	54.88	162° 06' 20"
BC	47.98	208° 41' 50"
CD	100.20	295° 24' 51"
DE	88.00	28° 41' 50"
EA	60.27	50°

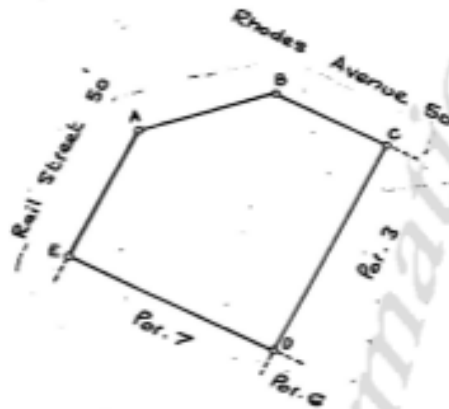
Approved:

[Signature]

Surveyor-General.
26.4.1967

DESCRIPTION OF BEACONS

A.B.C.D.E... 1/2 round iron pegs



TRUE COPY

[Signature]
SURVEYOR-GENERAL,
PRETORIA.

28-4-1967

SCALE 1:750

The figure ABCDE

represents

8005 Square Feet of land, being

FLORIDA EXTENSION TOWNSHIP

Province of TRANSVAAL.

Surveyed in March 1965

by me

[Signature]

Land Surveyor.

This diagram is annexed to Deed of
[Signature] No. 13652/65
dated 28.4.1967
Confession of the said *[Signature]*
of South Africa
RANGE TOWNSHIP, REG. OF TRANSVAAL

The original diagram is

No. A 542/64

Transfer

N

File No.

S.R. No. 178/67

Gen. Plan

Comp.

ORD. NO. 25/1965
GEEN VOORWAARDEN
- NO CONDITIONS

Published by Authority — Die Morseter Drukkery, Potgietersrus.

- 9-9-1969

9. COPY OF MUNICIPAL ACCOUNTS

PORTION 2 OF ERF 1280



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COPY OF TAX INVOICE
METHODIST CHURCH
PO Box 584
MARAISBURG
1700

You can contact us in the following ways

- Phone: Tel: 0860 56 28 74 Fax: (011) 358-3408/9
- Correspondence: P O BOX 5000 JOHANNESBURG 2000
- E-mail: joburgconnect@joburg.org.za

VAT NO. CITY OF JOHANNESBURG: 4700117184 VAT NO. JOHANNESBURG WATER: 4270191271 VAT NO. PRUTUP: 4290191292 VAT NO. CITY POWER: 4710191192

Date	2026/07/09
Statement for	July 2026
Physical Address	4A RHODES AVENUE
Stand No./Portion	00001280 - 00002 - 00
Township	FLORIDA EXT

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
794 m2	1	2023/07/01	C1		Region B WARD 86

Invoice Number: 214000637573
Client VAT Number: 9999999999

Next Reading Date: 2026/07/24
Deposit: R 0.00

Previous Account Balance
Sub Total
Interest on Arrears
Current Charges (Excl. VAT)
VAT @ 15%

51,731.56
51,731.56
68.46
1,424.74
213.71

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due
48,647.05	1,543.52	1,540.99	1,706.91	0.00	53,438.47	53,438.47
						Due Date
						2026/07/24

Dear Customer: Pre-termination notices have been issued for accounts in arrears and handed to external collectors. Accounts with queries must still be paid; averages apply only to disputed services.

You are hereby notified that unless immediate payment of the outstanding amount is made the Council will issue instruction to cut off services and institute legal action.

Do you have a longstanding or unresolved service delivery-related issue with the City of Johannesburg? You may lodge your complaint today with the Office of the Ombudsman by contacting us 010 288 2800/emailing complaints@joburgombudsman.org.za



Remittance Advice:

This stub must accompany payment, please do not detach if paying at the post office



EasyPay 91115 3001169055



Postal Office 0146 300116905



51800660011159 30011690559

Standard Bank City of Johannesburg Banking details:

Internet banking - Use the banks pre-loaded Company details
SBSA branch deposits - CHN no AAA6 to be used in place of bank acc. no.
Client Account No/Deposit Reference 300116905

Total Due	53,438.47
Due Date	2026/07/24



City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
		0.00	
		0.00	0.00

City Power Electricity	VAT 4710191182	Sub - Total	Total Amount
Prepaid Electricity		0.00	
VAT: 15.00%		0.00	0.00

Johannesburg Water Water & Sanitation	VAT 4270191077	Sub - Total	Total Amount
Category of Water: Availability - Residential (Period = 2026/07/01 to 2026/07/06 = 6 days) Water charge @ R 621.39		621.39	
Category of Sewer: Availability - Residential Sewer availability charge (Billing Period 2026/07)		401.35	
VAT: 15.00%		153.41	1,176.15

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
City cleaning levy (Billing Period 2026/07)		402.00	
VAT: 15.00%		60.30	462.30

Current Charges (Including VAT)	1,638.45
--	-----------------

Where can a payment be made?
Any CoJ Office; any Post Office; any EasyPay site; any bank (branch, ATM or internet site).
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How to make a payment
By debit order, cash or debit card.
KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When to make a payment
Payments must reach the CoJ on or before the due date.

Change of address
This must be done timeously, in writing and submitted to any CoJ Municipal Regional Office.

Terminating electricity and water services?
This must be done in writing 7 working days before the date you want your services terminated and submitted to any CoJ Municipal Regional Office.

PORTION 6 OF ERF 1280



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COPY OF TAX INVOICE
ST MARKS METHODIST CHURCH
PO Box 584
FLORIDA EXT
1700

You can contact us in the following ways

- Phone:
Tel: (0860) 56 28 74
Fax: (011) 358-3408/9
- Correspondence:
P O BOX 5000
JOHANNESBURG
2000
- E-mail:
joburgconnect@joburg.org.za

VAT NO. CITY OF JOHANNESBURG: 478311784 VAT NO. PHOTUP: 4790191262
VAT NO. JOHANNESBURG WATER: 4270181077 VAT NO. CITY POWER: 4710191182

Date	2026/06/05
Statement for	June 2026
Physical Address	3 VALERIE STREET
Stand No./Portion	00001280 - 00006 - 00
Township	FLORIDA EXT

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
873 m2	1	2023/07/01	C1		Region B WARD 86

Invoice Number: 124006520373	Next Reading Date: 2025/06/22
Client VAT Number: 9999999999	

Previous Account Balance
Less: Incoming Payment (Last Payment Made 2026/05/19)
Sub Total
Interest on Arrears
Current Charges (Excl. VAT)
VAT @ 15%

11,922.96
- 1,483.85
10,439.11
32.29
515.86
77.38

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due
9,166.66	641.05	631.40	625.53	0.00	11,064.64	11,064.64
						Due Date
						2026/06/22

Dear Customer: Pre-termination notices have been issued for accounts in arrears and handed to external collectors. Accounts with que ries must still be paid; averages apply only to disputed services.

You are hereby notified that unless immediate payment of the outstanding amount is made the Council will issue instruction to cut off services and institute legal action.

Do you have a longstanding or unresolved service delivery-related issue with the City of Johannesburg? You may lodge your complaint today with the Office of the Ombudsman by contacting us 010 288 2800/emailing complaints@joburgombudsman.org.za



Remittance Advice:

This stub must accompany payment, please do not detach it paying at the post office

EasyPay 91115 3001481104

Postal Office 0146 300148110



516008820111159 30014811004

Standard Bank City of Johannesburg Banking details:
Internet banking - Use the banks pre-loaded Company details
SBSA branch deposits - CIN no AAAS to be used in place of bank acc. no.
Client Account No/Deposit Reference 300148110

Total Due 11,064.64
Due Date 2026/06/22



City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
		0.00	
		0.00	0.00

City Power Electricity	VAT 4710191182	Sub - Total	Total Amount
Prepaid Electricity		0.00	
VAT: 15.00%		0.00	0.00

Johannesburg Water Water & Sanitation	VAT 4270191077	Sub - Total	Total Amount
Category of Water: Consumption - Utility (Reading period = 2026/04/17 to 2026/05/19 = 33 days) Meter: SN242081172; Register: 1; Multiply factor: 1; Start reading: 96.000; End reading: 96.000; Difference: 0.000; Consumption: 0.000; Units: KL; Type: Actual Readings. Daily average consumption 0.000 KL Charges for 0.000 KL are based on a sliding scale for a 33 day period Step 1 0.000 KL @ R 55.960 (Billing Period 2026/06) Demand Management Levy (Billing Period 2026/06) Charges for 0.000 KL are based on a sliding scale for a 33 day period Sewer monthly charge based on Water 0.000 units (Billing Period 2026/06) VAT: 15.00%		0.00 367.86 0.00 55.18	 423.04

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse removal: 3047-bin @ R 148.00 (Billing Period 2026/06) City cleaning levy (Billing Period 2026/06) VAT: 15.00%		148.00 0.00 22.20	 170.20

Current Charges (Including VAT)	593.24
--	---------------

Where can a payment be made?
Any CoJ Office; any Post Office; any EasyPay site; any bank (branch, ATM or internet site).
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How to make a payment
By debit order, cash or debit card.
KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When to make a payment
Payments must reach the CoJ on or before the due date.

Change of address
This must be done timeously, in writing and submitted to any CoJ Municipal Regional Office.

Terminating electricity and water services?
This must be done in writing 7 working days before the date you want your services terminated and submitted to any CoJ Municipal Regional Office.

PORTION 7 OF ERF 1280



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COPY OF TAX INVOICE
METHODIST CHURCH
1280 VALERIE STREET
FLORIDA EXT
1709

You can contact us in the following ways

- Phone:
Tel: 0860 56 28 74
Fax: (011) 358-3408/9
- Correspondence:
P O BOX 5000
JOHANNESBURG
2000
- E-mail:
joburgconnect@joburg.org.za

VAT NO: CITY OF JOHANNESBURG: 476011111
VAT NO: JOHANNESBURG WATER: 429189977
VAT NO: PRETUP: 476018126
VAT NO: CITY POWER: 471018110

Date	2026/07/09
Statement for	July 2026
Physical Address	1 VALERIE STREET
Stand No./Portion	00001280 - 00007 - 00
Township	FLORIDA EXT

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
853 m2	1	2023/07/01	C1		Region B WARD 86

Invoice Number: 214000637608
Client VAT Number: 9999999999

Next Reading Date: 2026/07/24

Previous Account Balance	11,883.49
Sub Total	11,883.49
Interest on Arrears	15.69
Current Charges (Excl. VAT)	314.00
VAT @ 15%	47.10

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due
11,177.35	353.36	352.78	376.79	0.00	12,260.28	12,260.28
						Due Date
						2026/07/24

Dear Customer: Pre-termination notices have been issued for accounts in arrears and handed to external collectors. Accounts with queries must still be paid; averages apply only to disputed services.

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Remittance Advice:

This stub must accompany payment, please do not detach if paying at the post office



EasyPay 91115 3001169121



Postal Office 0146 300116912



51000600111159 30011691203

Standard Bank City of Johannesburg Banking details

Internet banking - Use the banks pre-loaded Company details
SSSA branch deposits - CIN no AA45 to be used in place of bank acc. nr.
Client Account No/Depositor Reference 300116912

Total Due	12,260.28
Due Date	2026/07/24



City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
		0.00	
		0.00	0.00

Johannesburg Water Water & Sanitation	VAT 4270191077	Sub - Total	Total Amount
Prepaid Water		0.00	
Unbilled Sewer: Property Tied		0.00	
VAT: 15.00%		0.00	0.00

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse removal: 1600-bin @ R 157.00 (Billing Period 2026/07)		314.00	
City cleaning levy (Billing Period 2026/07)		0.00	
VAT: 15.00%		47.10	361.10

Current Charges (Including VAT)	361.10
--	---------------

Where can a payment be made?
Any CoJ Office; any Post Office; any EasyPay site; any bank (branch, ATM or internet site).
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How to make a payment
By debit order, cash or debit card.
KEEP ALL RECEIPTS FOR FUTURE REFERENCE

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Terminating electricity and water services?
This must be done in writing 7 working days before the date you want your services terminated and submitted to any CoJ Municipal Regional Office.

NOTES

[illegible]

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