



**AUCTIONS**

# BIDDER INFORMATION PACK



Serviced Vacant Stands in Unitas Park (14) and  
Sebokeng (1)

Opens 6 Oct, Closes 7 October 2020 from 15h00

Viewing: Anytime

Contents

1. NOTICE TO BIDDERS..... 3  
2. PROPERTY DETAILS ..... 4

# 1. NOTICE TO BIDDERS

As instructed by the Industrial Development Corporation in the matter of SUNSET POINT PROP 380 CC, 4 Dimension Auctions will sell this property on an online public auction.

1. The sale of the property is subject to a **30-day confirmation period**.
2. A **10% buyers commission plus VAT** will be added to the purchase price.
3. A **15% deposit** must be paid upon the signing of the Offer To Purchase.
4. The buyers commission must be paid upon the signing of the Offer to Purchase.
5. Guarantees must be furnished within **21-days of confirmation** of the sale by the seller.
6. Occupation will be given upon the **date of transfer**.
7. The **BUYER** is responsible for all the outstanding **rates and taxes and levies**.
8. The **BUYER** is responsible for all compliance certificates required for transfer.

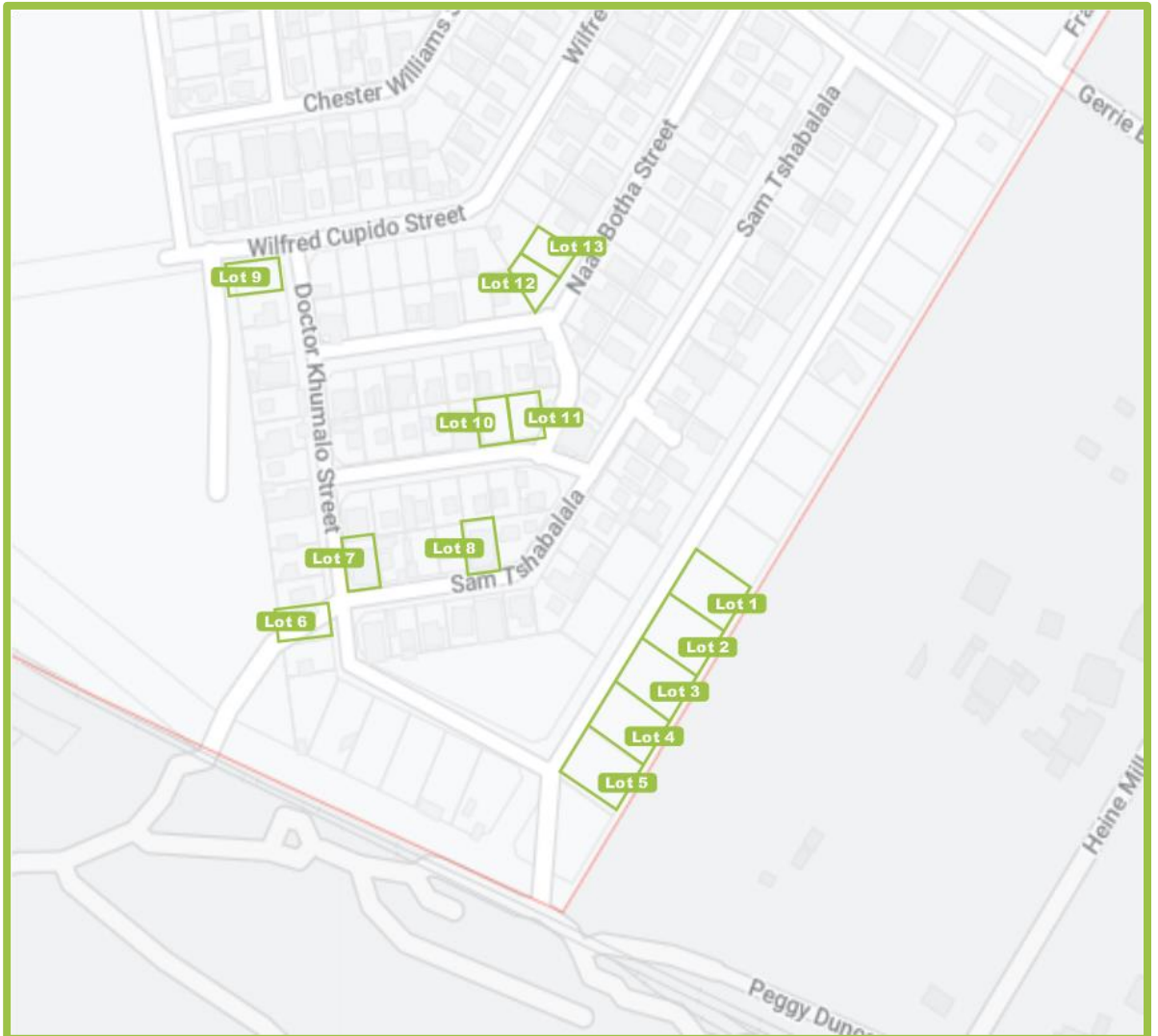
## **Contact Person**

Jonathan Terespolsky, 010 442 9002 / 082 773 7117

*The information contained in this property information pack has been put together using information from various sources. It is for this reason that 4 Dimension Auctions cannot guarantee the correctness thereof. The information is supplied in good faith and for the convenience of the bidder, however it is the responsibility of the bidder to conduct his/her own due diligence before committing to bidding or making any offer for the property.*

## 2. PROPERTY DETAILS

### UNITAS PARK





<b>Registered owners</b>	<b>Ipfuxeni Properties CC</b>
<b>Local authority</b>	<b>Emfuleni Local Municipality</b>
<b>Zoning</b>	<b>Residential</b>

# Lot 1

<b>Property description</b>	<b>Erf 1160 Unitas Park Emfuleni Local Municipality Gauteng Province</b>
<b>Street address</b>	<b>40 Peter Skosana Street Unitas Park Emfuleni Local Municipality Gauteng Province</b>
<b>Extent</b>	<b>875 sqm</b>
<b>GPS</b>	<b>-26.6492, 27.8962</b>



# Lot 2

<b>Property description</b>	<b>Erf 1161 Unitas Park Emfuleni Local Municipality Gauteng Province</b>
<b>Street address</b>	<b>42 Peter Skosana Street Unitas Park Emfuleni Local Municipality Gauteng Province</b>
<b>Extent</b>	<b>875 sqm</b>
<b>GPS</b>	<b>-26.6494, 27.8960</b>



# Lot 3

<b>Property description</b>	Erf 1162 Unitas Park Emfuleni Local Municipality Gauteng Province
<b>Street address</b>	44 Peter Skosana Street Unitas Park Emfuleni Local Municipality Gauteng Province
<b>Extent</b>	875 sqm
<b>GPS</b>	-26.6496, 27.8959





# Lot 4

<b>Property description</b>	Erf 1163 Unitas Park Emfuleni Local Municipality Gauteng Province
<b>Street address</b>	46 Peter Skosana Street Unitas Park Emfuleni Local Municipality Gauteng Province
<b>Extent</b>	875 sqm
<b>GPS</b>	-26.6498, 27.8958



# Lot 5

<b>Property description</b>	<b>Erf 1164 Unitas Park Emfuleni Local Municipality Gauteng Province</b>
<b>Street address</b>	<b>48 Peter Skosana Street Unitas Park Emfuleni Local Municipality Gauteng Province</b>
<b>Extent</b>	<b>875 sqm</b>
<b>GPS</b>	<b>-26.6500, 27.8956</b>



# Lot 6

<b>Property description</b>	Erf 1173 Unitas Park Emfuleni Local Municipality Gauteng Province
<b>Street address</b>	24 Dr Khumalo Street Unitas Park Emfuleni Local Municipality Gauteng Province
<b>Extent</b>	375 sqm
<b>GPS</b>	-26.6494, 27.8941



# Lot 7

<b>Property description</b>	<b>Erf 1228 Unitas Park Emfuleni Local Municipality Gauteng Province</b>
<b>Street address</b>	<b>1 Sam Tshabalala Street Unitas Park Emfuleni Local Municipality Gauteng Province</b>
<b>Extent</b>	<b>339 sqm</b>
<b>GPS</b>	<b>-26.6491, 27.8944</b>



# Lot 8

<b>Property description</b>	Erf 1224 Unitas Park Emfuleni Local Municipality Gauteng Province
<b>Street address</b>	9 Sam Tshabalala Street Unitas Park Emfuleni Local Municipality Gauteng Province
<b>Extent</b>	330 sqm
<b>GPS</b>	-26.6490, 27.8950



# Lot 9

<b>Property description</b>	<b>Erf 1184 Unitas Park Emfuleni Local Municipality Gauteng Province</b>
<b>Street address</b>	<b>2 Dr Khumalo Street Unitas Park Emfuleni Local Municipality Gauteng Province</b>
<b>Extent</b>	<b>363 sqm</b>
<b>GPS</b>	<b>-26.6479, 27.8939</b>



# Lot 10

<b>Property description</b>	<b>Erf 1253 Unitas Park Emfuleni Local Municipality Gauteng Province</b>
<b>Street address</b>	<b>11 Gerald Bosch Street Unitas Park Emfuleni Local Municipality Gauteng Province</b>
<b>Extent</b>	<b>330 sqm</b>
<b>GPS</b>	<b>-26.6485, 27.8951</b>



# Lot 11

<b>Property description</b>	<b>Erf 1252 Unitas Park Emfuleni Local Municipality Gauteng Province</b>
<b>Street address</b>	<b>13 Gerald Bosch Street Unitas Park Emfuleni Local Municipality Gauteng Province</b>
<b>Extent</b>	<b>330 sqm</b>
<b>GPS</b>	<b>-26.6485, 27.8952</b>





# Lot 12

<b>Property description</b>	<b>Erf 1290 Unitas Park Emfuleni Local Municipality Gauteng Province</b>
<b>Street address</b>	<b>17 Naas Botha Street Unitas Park Emfuleni Local Municipality Gauteng Province</b>
<b>Extent</b>	<b>324 sqm</b>
<b>GPS</b>	<b>-26.6479, 27.8953</b>

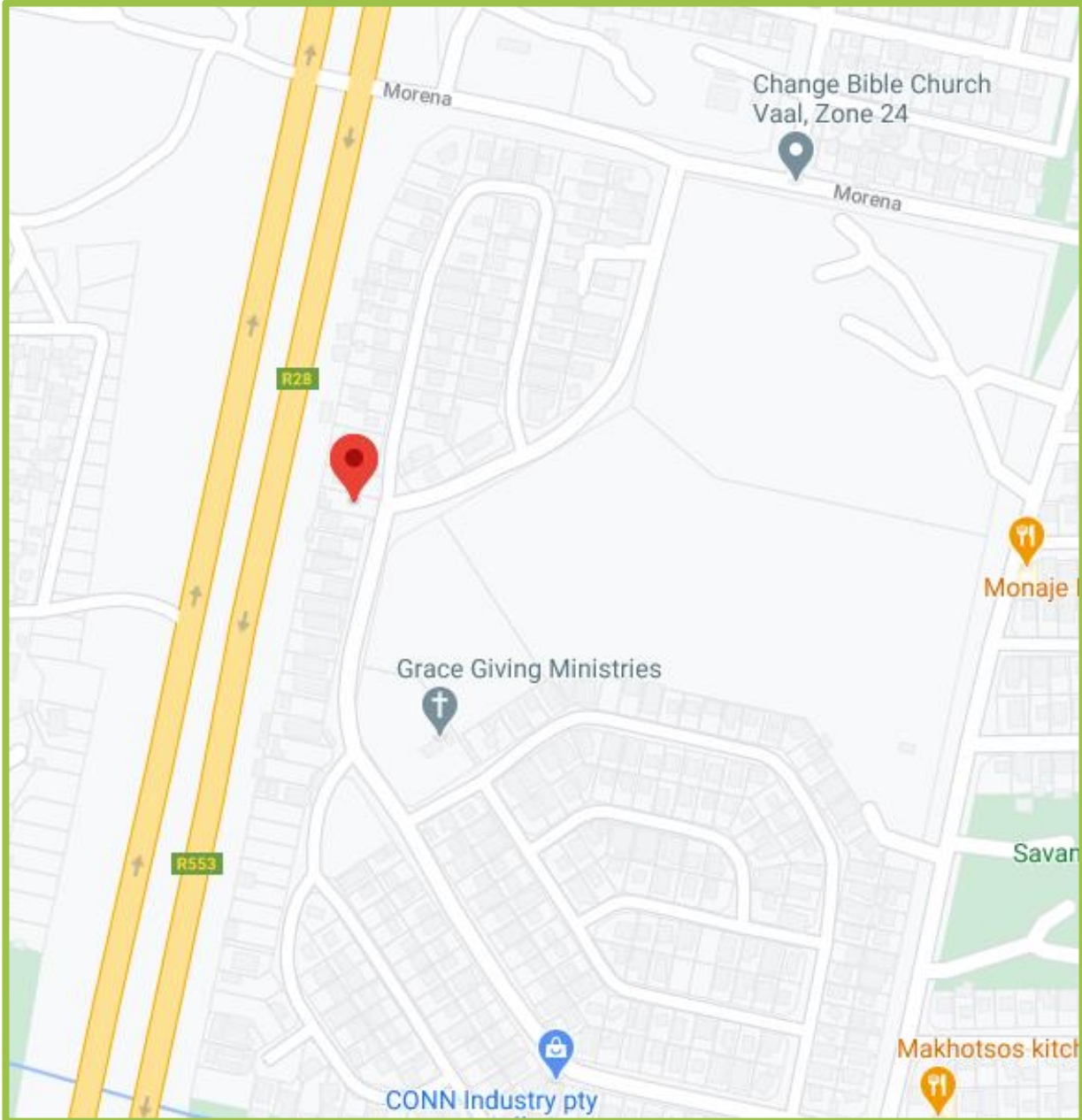


# Lot 13

<b>Property description</b>	<b>Erf 1291 Unitas Park Emfuleni Local Municipality Gauteng Province</b>
<b>Street address</b>	<b>15 Naas Botha Street Unitas Park Emfuleni Local Municipality Gauteng Province</b>
<b>Extent</b>	<b>330 sqm</b>
<b>GPS</b>	<b>-26.6479, 27.8953</b>



# SEBOKENG





# Lot 14

<b>Property description</b>	<b>Erf 62912 Sebokeng Ext 16 Emfuleni Local Municipality Gauteng Province</b>
<b>Street address</b>	<b>62912 Sebokeng Ext 16 Emfuleni Local Municipality Gauteng Province</b>
<b>Extent</b>	<b>489 sqm</b>
<b>GPS</b>	<b>-26.58516, 27.82337</b>



