

PROPERTY

INFORMATION PACK

Expert Knowledge - Local Service. Global Reach.

ISLANDSITE INVESTMENTS ONE HUNDRED & EIGHTY (PTY) LTD (IN BUSINESS RESCUE)



ON-SITE PROPERTY AUCTION

SALE CLOSING: 26 MARCH 2019 at 12:00 ZA

9 HANS STRIJOM
STREET
ROGGEBAAI

SECT 70 OF PLAN 728/2005 KNOWN AS
THIBAUT HOUSE SITUATED AT ERF 131
ROGGEBAAI CITY OF CAPE TOWN
WESTERN CAPE

SECT 80 OF PLAN 728/2005 KNOWN AS
THIBAUT HOUSE SITUATED AT ERF 131
ROGGEBAAI CITY OF CAPE TOWN
WESTERN CAPE

VERSION 02/07 March 2019



0861 GODOVE (463683)
sa.sales@go-dove.com
www.go-dove.com/southafrica
@GoDoveSA

Ideal Office Space with Prime Position

Cape Town City Bowl | Western Cape



AUCTION TYPE:

Onsite Auction

AUCTION DATE

26 March 2019 at 12:00

VIEWING

19 March 2019 from 12:00 to 14:00

CONTACT

Catherine Pritchard

Tel: 021 702 3206

Email: catherine.pritchard@liquidityservices.com

PROPERTY SUMMARY

Property Address: Thibault House, 9 Hans Strijdom Street, Roggebaai, Cape Town

Co-ordinates: 33°55'10.2"S 18°25'28.9"E

	Lot 1:	Lot 2:
Legal Property Description:	Section 70 of plan 728/2005 known as Thibault House Situated at Erf 131 Roggebaai City of Cape Town, Western Cape	Section 80 of plan 728/2005 known as Thibault House Situated at Erf 131 Roggebaai City of Cape Town, Western Cape
Title Deed No: *please refer to copy of the title deed attached at back of this pack	ST37131/2006	ST37131/2006
Extent:	353m ²	353m ²
Municipal Valuation:	R4 500 000.00	R4 500 000.00
Annual Rates:	R4 968.74	R4 968.74

Property details:

Featuring 2 x large vacant office units boasting ±385m² (each) - subdivided into 5 individual units.

Located on the 7th & 8th floors with ample under-ground parking bays within the Thibault Square Building.

With renovations and some maintenance, this could be transformed into the ideal office space!

Locality:

Located along Hans Strijdom Street, neighbouring the famous Fountains Hotel, very central within Cape Town CBD and situated on an iconic square with many surrounding high rise buildings. Just a mere stone throw away from the My City Bus and Cape Town Station.



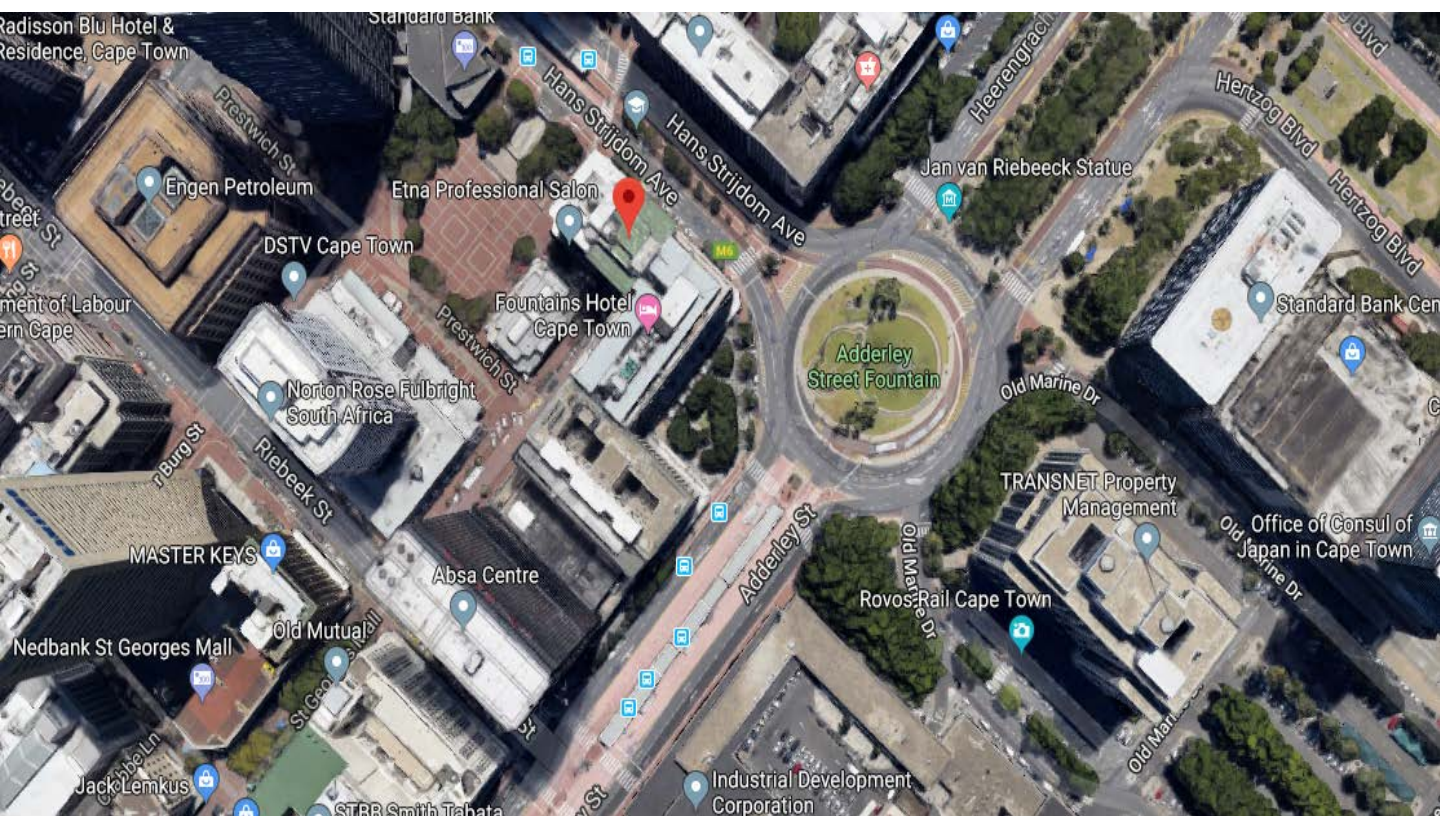
☎ 0861 GODOVE (463683)
@ sa.sales@go-dove.com
🌐 www.go-dove.com/southafrica
f @GoDoveSA

ZONING

Zoning: General business 6

GENERAL BUSINESS AND MIXED USE ZONINGS	SUB-ZONING	FLOOR FACTOR	COVERAGE	MAXIMUM HEIGHT ABOVE BASE LEVEL	BUILDING LINES		STREET CENTRELINE SETBACK	OTHER PROVISIONS
					Street boundary	Common boundaries		
GENERAL BUSINESS SUBZONINGS (GB1-GB7) PRIMARY USES Business premises, dwelling house, second dwelling, boarding house, flats, place of instruction, place of worship, institution, hospital, place of assembly, place of entertainment, hotel, conference facility, service trade, authority use, utility service, rooftop base telecommunication station, multiple parking garage, private road and open space CONSENT USES Adult shop, adult entertainment business, adult services, informal trading, expo-centre, motor repair garage, warehouse, freestanding base telecommunication station, wind turbine infrastructure, transport use, helicopter landing pad and service station	GB1	1,5	100%	15,0 m	0,0 m up to 10,0 m height; 4,5 m above 10,0 m	0,0 m	8,0 m	Residential incentive in respect of GB7
	GB2	2,0	100%	15,0 m	0,0 m up to 10,0 m height; 4,5 m above 10,0 m	0,0 m	8,0 m	Hotel floor space concession
	GB3	2,0	100%	25,0 m	0,0 m up to 10,0 m height; 4,5 m above 10,0 m	0,0 m	8,0 m	Canopy or balcony projection
	GB4	3,0	100%	25,0 m	0,0 m up to 10,0 m height; 4,5 m above 10,0 m	0,0 m	8,0 m	Public pedestrian footway along street boundary
	GB5	4,0	100%	25,0 m	0,0 m	0,0 m	8,0 m	Street corners
	GB6	6,0	100%	38,0 m	0,0 m up to 25,0 m height; ½ (H-25 m) above 25,0 m	0,0 m	8,0 m	Parking and access Loading
	GB7	12,0	100%	60,0 m	0,0 m up to 38,0 m height; ½ (H-38 m) above 38,0 m	0,0 m	8,0 m	Screening Wind mitigation
		Refer to item 60(c)	Refer to item 60(a)	Refer to item 60(d)	Refer to item 60(e)	Refer to item 60(e)	Refer to item 60(b)	Service station and motor repair garage Informal trading

LOCALITY MAP



NOTICE TO BIDDERS

Welcome to GoIndustry DoveBid SA Property Auctions!

Within this pack, you will find pertinent information regarding the property being auctioned. Furthermore, there are step by step instructions on how to register at the end of this document. All additional information and other properties can be found on our website at www.go-dove.com/southafrica.

The information included herewith is a summary of information from a number of sources, most of which have not been independently verified. This summary has been provided only for the use of prospective bidders. It is supplied for whatever assistance it may provide in answering questions.

SUCH INFORMATION AND OPINIONS ARE SUPPLIED WITHOUT WARRANTIES OR REPRESENTATIONS, EITHER EXPRESSLY OR TACITLY IMPLIED, WHATSOEVER.

Prospective bidders are advised to avail themselves of the land uses and or restrictions if any, of the property and to consult whatever advisors they may feel appropriate.

The property for sale will be auctioned "voetstoots", as it now stands and subject to the terms and conditions and servitudes mentioned and referred to in the current and/or prior Title Deeds and neither GoIndustry DoveBid, nor the Substitute Trustees or their respective agents make any express or tacitly implied warranties of any kind. The description and conditions listed in this and other advertising materials are to be used as guidelines only and are not guaranteed.

Please Note: In order to take part in this auction, a **R50 000 refundable deposit** is required prior to your bidding status being approved.

Furthermore, all pending registrants may have to complete a participation form which can be found on the events page / auction page on our website. Should you have any questions regarding the approval of registrants, please contact our offices for assistance on 0861 463 683.

Auction Term and Conditions:

A refundable deposit is payable in order to bid:

- R 50 000.00

At the fall of the hammer:

- 10 % Deposit & 10 % Auctioneers Commission (plus vat) - payable by the Purchaser

Conditions of Sale:

**(Detailed conditions of sale available upon request)*

- 14 Working Days confirmation period
- 30 Days Guarantee Period
- Possession: Registration of transfer
- The purchase price is subject to VAT
- The Seller is liable for the outstanding rates & taxes
- The Purchaser shall, at its own costs obtain a valid electrical certificate of compliance, beetle certificate and plumbing certificates

PROCEDURES FOR PURCHASING AT AUCTION

Thank you for your interest on this auction! If you are unfamiliar with buying real estate at auction, here is an easy to follow set of instructions on how to participate:

REGISTRATION:

1. Upon arriving at the auction site seek out one of the members of the auction staff to find out where to register.
2. At the registration desk, you will be asked to fill out a registration form; you will receive your bid number for the auction.
3. Please remember to bring with, your ID book, a copy of your ID and Proof of Residence. Without these documents, you will not be allowed to bid at the auction.
4. This auction requires a R50 000.00 refundable deposit; payable by bank guaranteed cheque or EFT.
5. Please make yourself aware and fully understand all documentation relating to the sale of this property prior to any bidding. The documentation and information to be read and understood include the following: Rules of Auction, Agreement of Sale, and Auction Notes. All of these documents can be found at www.go-dove.com/southafrica, from the auctioneer's office and at the auction itself.

BIDDING:

Bidding is a very simple process that can be accomplished through one of the following ways. The most important rule is to listen closely to the auctioneer. When the auctioneer is calling out bids to the crowd, you can increase your bid by:

1. Raising your bid card in the air,
2. Shouting your bid out to the auctioneer verbally,
3. Having one of the auction staff place your bid for you, or
4. Communicating a signal to the auctioneer that has been arranged prior to the auction.

Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer. Announcements made from the podium at the time of the sale take precedence over all printed materials. If you have any questions at the auction about the property, procedures, or anything else, do not hesitate to ask. We will be happy to assist in any way we can.

POST AUCTION:

Upon completion of the auction when the auctioneer says "SOLD", the winning bidder will immediately be required to sign the Agreement of Sale and post the 10% deposit as well as the commission of 10% plus VAT. At this time, instructions regarding closing of the sale will be thoroughly explained to you and any questions will be answered. If you have any additional questions, please direct them to any of the auction staff members present or call our offices at +27 (21) 702 3206.

Things to Note:

- A. All lots have a reserve price, if this price is not met on auction day, we will trade it out to the next highest bidder.
- B. Whatever your bid amount is, a 10% buyers premium will be added and then VAT (If a SA Resident Company, please confirm details and conditions if a foreign company)
- C. You may get further assistance/help at the following link:
<http://www.godove.com/help/default.asp>



0861 GODOVE (463683)
@ sa.sales@go-dove.com
www.go-dove.com/southafrica
@GoDoveSA

193 PARKER HOLT INCORPORATED
P.O. Box 128, Gatesville, Texas

Mallinicks Inc.
3rd Floor Granger Bay Court
Beach Road, V&A Waterfront
Cape Town, 8001

Prepared by me

CONVEYANCER
DE WAAL W

FEE
R. 650,00

BC 00002675 / 2013	VERBIND	MORTGAGED
GEKANSLEER CANCELLED	VIR FOR R 2 350 000 00	
REGISTRAR/REGISTRAR	B 000024485 / 2006	PH
2013-04-08	2006-12-21	REGISTRAR/REGISTRAR

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

WERNER DE WAAL ZUNAIDRAWOOT

T 000037131 / 2006

appeared before me, REGISTRAR OF DEEDS, at CAPE TOWN, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at CAPE TOWN on 18TH SEPTEMBER 2006 granted to him by


SPOTTER INVESTMENTS (PROPRIETARY) LIMITED
No. 2002/011949/07

DATA / VERIFY
16 FEB 2007
TAALJAARD

DATA / CAPTURE
08 FEB 2007
VERWEY T

VIR ENDOSSEMENTE KYK BLADSY
FOR ENDORSEMENTS SEE PAGE 5

5.

VERBIND		MORTGAGED	
VIR FOR R 24 000 000,00			
S B	015170/08		
	18 DEC 2008		

For Information Only

And the said appearer declared that his principal had, on 10 September 2006, truly and legally sold for the sum of R2 800 000,00 (TWO MILLION EIGHT HUNDRED THOUSAND RAND) the following property, by Private Treaty;

And that he, in his capacity aforesaid, did, by virtue of these presents, cede and transfer in full and free property to and on behalf of:

**ISLANDSITE INVESTMENTS ONE HUNDRED AND EIGHTY
(PROPRIETARY) LIMITED
No. 2002/004934/07**

1. A Unit consisting of –

- (a) Section No. 70 as shown and more fully described on Sectional Plan No SS 728/2005 in the scheme known as THIBAUT HOUSE in respect of the land and building or buildings situate at ROGGEBAAI, in the City of Cape Town, of which section the floor area, according to the said sectional plan is 353 (Three Hundred and Fifty Three) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Certificate of Registered Sectional Title No ST34147/2005

The said unit is subject to or shall benefit by:

- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

2. A Unit consisting of –

- (a) Section No. 80 as shown and more fully described on Sectional Plan No SS 728/2005 in the scheme known as THIBAUT HOUSE in respect of the land and building or buildings situate at ROGGEBAAI, in the City of Cape Town, of which section the floor area, according to the said sectional plan is 353 (Three Hundred and Fifty Three) square metres in extent and
- (b) An undivided share in the common property in the scheme apportioned to the said section in accordance with the participation quota as endorsed on the said sectional plan.

HELD BY Certificate of Registered Sectional Title No ST34148/2005

The said unit is subject to or shall benefit by:

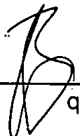
- (i) the servitudes, other real rights and conditions, if any, as contained in the schedule of conditions referred to in Section 11(3) (b) and the servitudes referred to in section 28 of the Sectional Titles Act, 1986 (Act 95 of 1986); and
- (ii) any alteration to the building or buildings or to a section or to the common property shown on the said sectional plan.

For Information Only



WHEREFORE all the right, title and interest which the Transferor/s heretofore had to the unit aforesaid is renounced and, in consequence it is also acknowledged that the Transferor/s is entirely dispossessed of, and disentitled to, the same, and that by virtue of these presents the aforesaid Transferee/s is now entitled thereto, the State, however reserving its rights.

SIGNED, EXECUTED AND SEALED at the Office of the Registrar of Deeds at Cape Town on 21 December 2006

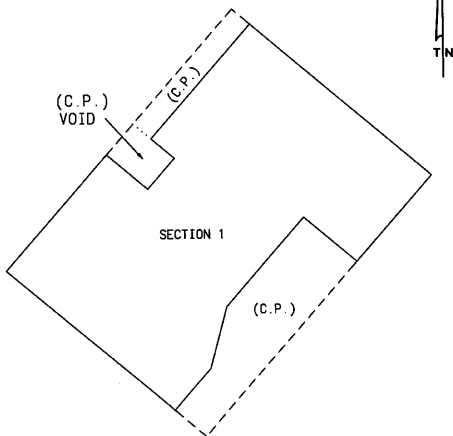

_____ q.q.

In my presence



REGISTRAR OF DEEDS

For Information Only

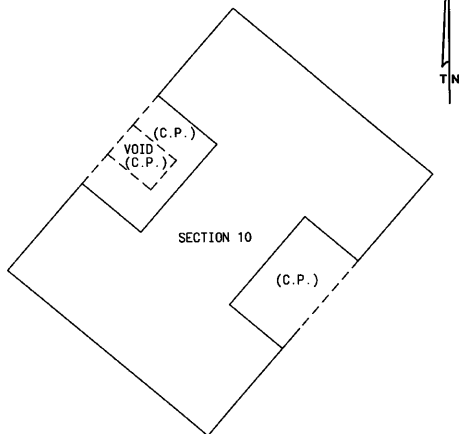
Approved *Alan Blaney* 2005-07-06
for Surveyor-General Date

NOTES:

1. For participation quotas see sheet 15.
2. (C.P.) denotes common property.

LAND SURVEYOR:
A. G. Geach
34 Timour Hall Road
PLUMSTEAD
7800Signed
Geach
Date: 19-05-2005THIBAUT HOUSE
DRAWING TITLE: BUILDING 1
GROUND FLOOR PLAN

Scale 1:250

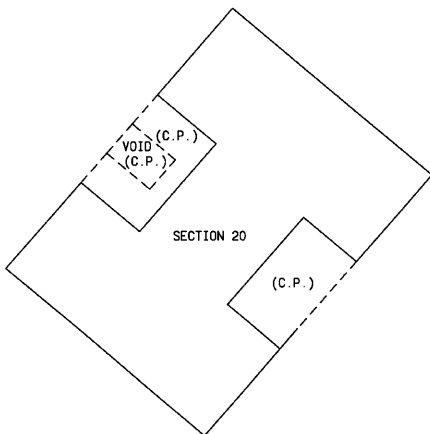
Approved *Don Blang* 2005-07-06
for Surveyor-General Date

NOTES:

1. For participation quotas see sheet 15.
2. (C.P.) denotes common property.

LAND SURVEYOR:
A.G. Geach
34 Timour Hall Road
PLUMSTEAD
7800Signed
Geach
Date: 19-05-2005THIBAUT HOUSE
DRAWING TITLE: BUILDING 1
FIRST FLOOR PLAN

Scale 1:250

Approved *B. A. S. G. 2005-07-06*
for Surveyor-General Date

NOTES:

1. For participation quotas see sheet 15.
2. (C.P.) denotes common property.

LAND SURVEYOR:
A.G. Geach
34 Timour Hall Road
PLUMSTEAD
7800

Signed

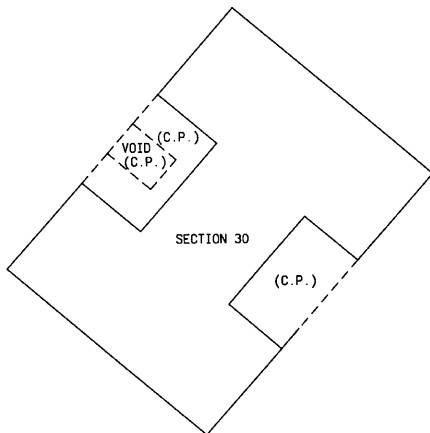
Geach

Date: 19-05-2005

THIBAUT HOUSE

DRAWING TITLE: BUILDING 1
SECOND FLOOR PLAN

Scale 1:250

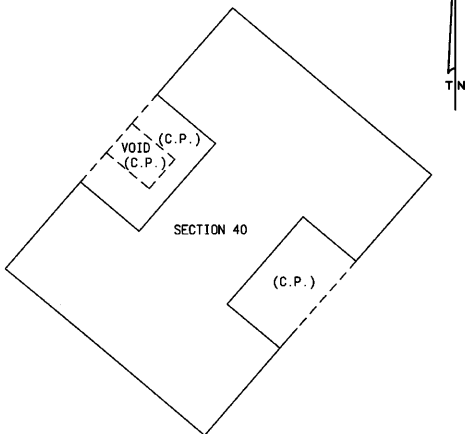
Approved *A.G. Geach* 2005-07-06
for Surveyor-General Date

NOTES:

1. For participation quotas see sheet 15.
2. (C.P.) denotes common property.

LAND SURVEYOR:
A.G. Geach
34 Timour Hall Road
PLUMSTEAD
7800Signed
Geach
Date: 19-05-2005THIBAUT HOUSE
DRAWING TITLE: BUILDING 1
THIRD FLOOR PLAN

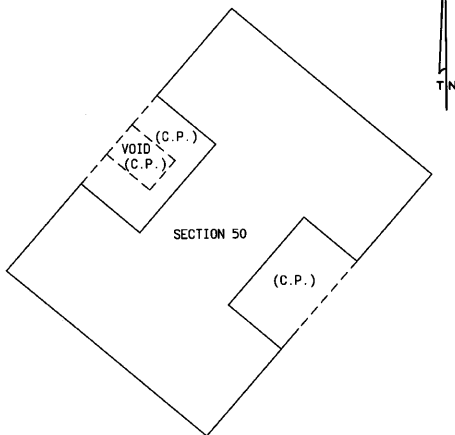
Scale 1:250

Approved *Shi Xiang* 2005-07-06
for Surveyor-General Date

NOTES:

1. For participation quotas see sheet 15.
2. (C.P.) denotes common property.

LAND SURVEYOR:
A.G. Geach
34 Timour Hall Road
PLUMSTEAD
7800Signed
Geach
Date: 19-05-2005THIBAULT HOUSE
DRAWING TITLE: BUILDING 1
FOURTH FLOOR PLAN
Scale 1:250

Approved *Alan Blang* 2005-07-06
for Surveyor-General Date

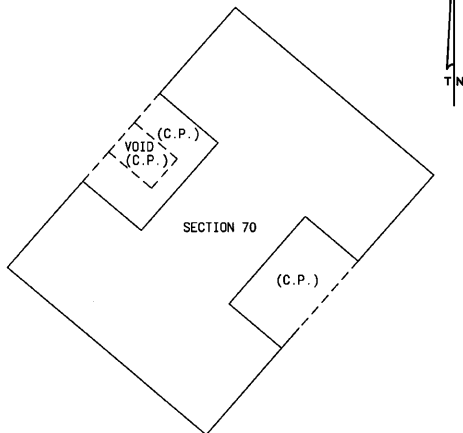
NOTES:

1. For participation quotas see sheet 15.
2. (C.P.) denotes common property.

LAND SURVEYOR:
A.G. Geach
34 Timour Hall Road
PLUMSTEAD
7800

Signed
Geach
Date: 19-05-2005

THIBAUT HOUSE
DRAWING TITLE: BUILDING 1
FIFTH FLOOR PLAN
Scale 1:250

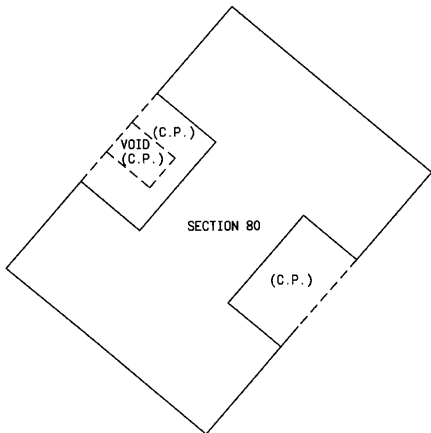
Approved
Alan Blawie 2005-07-06
for Surveyor-General Date

NOTES:

1. For participation quotas see sheet 15.
2. (C.P.) denotes common property.

LAND SURVEYOR:
A.G. Geach
34 Timour Hall Road
PLUMSTEAD
7800Signed
Geach
Date: 19-05-2005THIBAUT HOUSE
DRAWING TITLE: BUILDING 1
SEVENTH FLOOR PLAN

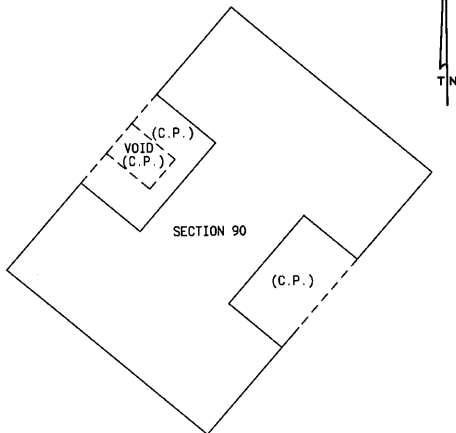
Scale 1:250

Approved *A.G. Geach* 2005-07-06
for Surveyor-General Date

NOTES:

1. For participation quotas see sheet 15.
2. (C.P.) denotes common property.

LAND SURVEYOR:
A.G. Geach
34 Timour Hall Road
PLUMSTEAD
7800Signed
A.G. Geach
Date: 19-05-2005THIBAUT HOUSE
DRAWING TITLE: BUILDING 1
EIGHTH FLOOR PLAN
Scale 1:250

Approved *Stu Shaw* 2005-07-06
for Surveyor-General Date

NOTES:

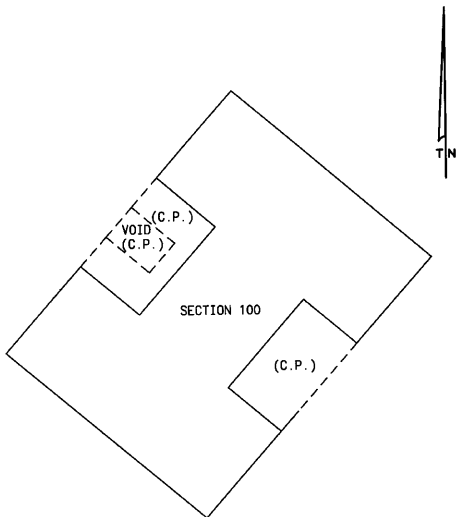
1. For participation quotas see sheet 15.
2. (C.P.) denotes common property.

LAND SURVEYOR:
A.G. Geach
34 Timour Hall Road
PLUMSTEAD
7800

Signed
AG Geach
Date: 19-05-2005

THIBAUT HOUSE
DRAWING TITLE: BUILDING 1
NINTH FLOOR PLAN

Scale 1:250

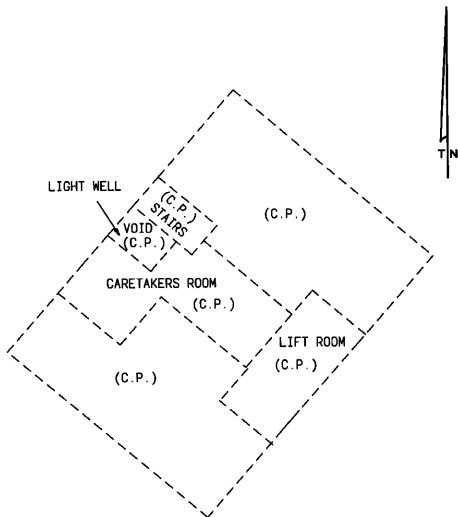
Approved *A.G. Geach* 2005-07-06
for Surveyor-General Date

NOTES:

1. For participation quotas see sheet 15.
2. (C.P.) denotes common property.

LAND SURVEYOR:
A.G. Geach
34 Timour Hall Road
PLUMSTEAD
7800Signed
A.G. Geach
Date: 19-05-2005THIBAUT HOUSE
DRAWING TITLE: BUILDING 1
TENTH FLOOR PLAN

Scale 1:250

Approved *Abu Alrayg* 2005-07-06
for Surveyor-General Date


NOTES:

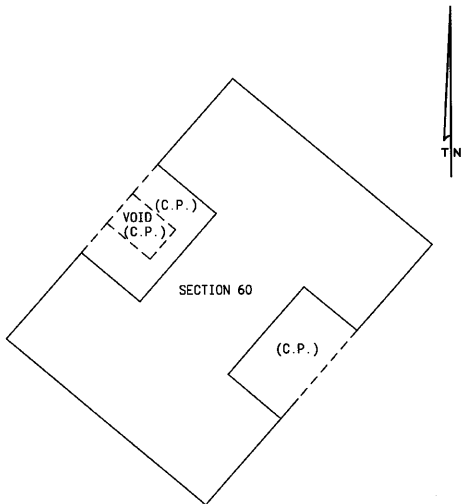
1. (C.P.) denotes common property.
2. For participation quotas see sheet 15.

LAND SURVEYOR:
A.G. Geach
34 Timour Hall Road
PLUMSTEAD
7800

Signed
Geach
Date: 19-05-2005

THIBAUT HOUSE
DRAWING TITLE: BUILDING 1
ELEVENTH FLOOR PLAN
Scale 1:250

SHEET 15 OF 15 SHEETS		S.G. No. D 370/2005
		Approved <i>Alan Whang</i> 2005-07-06 for Surveyor-General Date
SECTION No.	FLOOR AREA (square metres)	PARTICIPATION QUOTA PERCENTAGE
1	342	8,8325
10	353	9,1168
20	353	9,1168
30	353	9,1168
40	353	9,1167
50	353	9,1167
60	353	9,1167
70	353	9,1167
80	353	9,1167
90	353	9,1167
100	353	9,1167
Total	3872	100,0000
NOTES:		
LAND SURVEYOR A. G. Geach 34 Timour Hall Road Plumstead 7800	Signed  Date: 19-05-2005	THIBAUT HOUSE DRAWING TITLE: Participation Quota Schedule

Approved *A.G. Geach* 2005-07-06
for Surveyor-General Date

NOTES:

1. For participation quotas see sheet 15.
2. (C.P.) denotes common property.

LAND SURVEYOR:
A.G. Geach
34 Timour Hall Road
PLUMSTEAD
7800Signed
A.G. Geach
Date: 19-05-2005THIBAUT HOUSE
DRAWING TITLE: BUILDING 1
SIXTH FLOOR PLAN
Scale 1:250

Ref. 05/2079/sh1	SECTIONAL PLAN NO. SS 728/2005	Sheet 1	S.G. NO. D 370/2005
	Registered at Cape Town	of	Approved
	Registrar of Deeds Date: 2005-12-22	15 Sheets	<i>Stowahung</i> for Surveyor General Date: 2005-07-06
NAME OF SCHEME: THIBAUT HOUSE			
<p>DESCRIPTION OF LAND ACCORDING TO DIAGRAM: Erf 131 Roggebaai situate in the City of Cape Town, Administrative District of Cape Province of the Western Cape, measuring 446 square metres.</p> <p>DIAGRAM NO.: S.G. No. 8222/1954</p> <p>NAME OF LOCAL AUTHORITY: The City of Cape Town</p> <p>DESCRIPTION OF BUILDINGS: One building, namely</p> <p>(a) Building 1 comprising Sections 1, 10, 20, 30, 40, 50, 60, 70, 80, 90 and 100, and Common Property</p> <p>ENCROACHMENTS ON THE LAND: Nil</p> <p>CERTIFICATE: I, Adrian Geach, hereby certify that I have prepared sheets 1 to 15 inclusive of this sectional plan from survey in accordance with the provisions of the Sectional Titles Act 95 of 1986 and regulations promulgated thereunder.</p> <p>Date 19-05-2005 Signed <i>Adrian Geach</i> Land Surveyor Registration No. PLS0869-D Address: 34 Timour Hall Road PLUMSTEAD 7800</p>			
Survey Records No: E 1404/2005	Compilation: BHSX - 1182 (M1594)	Gen. Plan 995LD	

SIDES Cape Feet	ANGLES OF DIRECTION	SYSTEM OF 19 th CO-ORDINATES	
		y	x
	Constant	+100000.00	+11900000.00
ob	77.44	220.38.50	a + 68912.34 + 24779.97
bc	58.09	310.38.50	b + 68761.90 + 24721.21
cd	77.44	40.38.50	c + 68717.83 + 24759.05
do	58.09	130.38.50	d + 68768.27 + 24817.81

To obtain the 1961 values
on L.O. apply

y	x
+0.05	+0.15

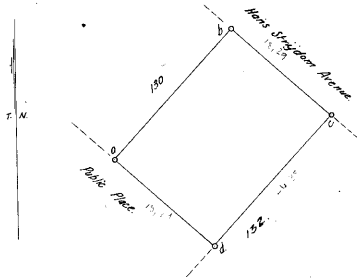
Approved

Surveyor-General.

Description of Beacons:—

- a) 1" x 3" round iron peg in concrete.
- b)
- c)
- d)

SUBJECT TO
SECTIONAL TITLE



Scale 1 : 500

The figure a, b, c, d represents 4498 Square Feet of land being

ERF No. 131 ROGGEBAAI

situate at Cape Town in the Division of Cape, Province of Cape of Good Hope.

Surveyed in July 1954 by me

Y. H. R. Bester
Land Surveyor.

This diagram is annexed to P/T
1/3 269/1956.

The original diagram is
No. 3661/1952 annexed to
C.R.T. 3938 of 25.3.1952

File No. S 9390/1
S.R. No. E. 464/1954
General Plan 995 L.D.
Noting Sht. J3., J6., J7.
d BH-7DB
Y33

Registrar of deeds.

FOR ENDORSEMENTS
SEE BACK OF DIAGRAM

SECTIONAL TITLES		
SRE NO.	SGD NO.	SS NO.
E 1404/2005	D 370/2005	728/2005