



# LEO AUCTIONEERS

## ONLINE AUCTION

22 July 2021 - 12:00 until 23 July 2021 - 12:00

### CURATORSHIP AUCTION:

Known as 16 Wild Olive Lane, Steyn City

Link of Auction:

**CONDITIONS OF SALE:**

**NO CASH ACCEPTED ON SITE**

- R20 000,00 Refundable Registration Fee,
- Sale subject to all the terms and conditions as set out by the estate
- 21 Days for approval
- 30 days from approval to deliver guarantees

The rules of the auction are available on request, as well as our Website. Buyers must register with p/roof of Residence and copy of I.D (FICA)

**VIEWING: By Appointment**

For more information contact Andre Human at:

082 687 3988 / [andre@leoauctioneers.co.za](mailto:andre@leoauctioneers.co.za)

**RIGHT OF WITHDRAWEL AND/OR CHANGE RESERVED**

**TITLE DEED NUMBER: T39029/2016**

**REGISTERED EXTENT OF STAND: 2,673 m<sup>2</sup>**

**PROPERTY DESCRIPTION:**

Vacant, unimproved residential stand located in the upmarket “Steyn City” Residential Estate.

**LOCATION:**

“Steyn City” is located on the Northern periphery of the City of Johannesburg Metropolitan District approximately 6 Kilometres North of the N1 Highway with the entrance and egress main gate located just off William Nicol Drive (R511) at Number 5 Central Lane, Riverglen, Midrand, Johannesburg, Gauteng Province. The subject property Erf 2295 Dainfern better known as Number 16 Wild Olive Lane  
GPS co-ordinates;  
-25.9695/27.997523

**LAYOUT:**

“STEYN CITY” RESIDENTIAL ESTATE: “Steyn City” is a lifestyle Estate offering a variety of residential options ranging from Sectional Title units in multi storey apartment building to free-hold residential stands all situated in internal “suburbs” with the subject property located in one such suburb known as “Park Ridge”. The Estate is an upper income parkland Estate with an 18 Hole Golf Course, green belt areas with running and walking trails with shops, restaurants an office park, school, medical and retirement facilities, to follow soon. Access to the Estate is either from Central Lane via William Nicoll Drive extending along the Eastern perimeter of the Estate or alternatively from Cedar Avenue extending along the Western perimeter of the Estate. The Estate is fully secured with and access to the Estate strictly controlled. Internal roads are macadamized with cement side curbs and streetlamp poles.

**THE STAND:**

Has an L shape layout and is situated higher up with a view over the estate.

**TOPOGRAPHY:** The topography of the stand is fairly even with a slight decline from North to South

Please Note: No geo-technical survey was undertaken to determine the exact composition of the soil, however, drainage does not appear to be a problem.

**SURFACE COVER:**

Wild grass currently being well kept and maintained by the Estate

**SERVICES:** Municipal services are available upon application. The property falls within the municipal boundaries of the City of Johannesburg Metropolitan Municipality

**ZONING:** Residential **LEVIES:** Monthly: Basic Levy R 3 314.00 CSOS Levy: R 40.00  
Total Monthly Levy: R 3 354.00

## Deeds Office Property

DAINFERN EXT 34, 2295, 0 (PRETORIA)

### GENERAL INFORMATION

Deeds Office                    PRETORIA  
 Date Requested                2021/03/04 07:02  
 Information Source            DEEDS OFFICE  
 Reference                        -



### PROPERTY INFORMATION

Property Type                 ERF  
 Erf Number                    2295  
 Portion Number                0  
 Township                      DAINFERN EXT 34  
 Local Authority                CITY OF JOHANNESBURG  
 Registration Division         JR  
 Province                       GAUTENG  
 Diagram Deed                 T39029/2016  
 Extent                         2673.0000SQM  
 Previous Description         -  
 LPI Code                        T0JR03020000229500000

### OWNER INFORMATION

#### Owner 1 of 1

Company Type                 TRUST  
 Name                           MSAGALA INV TRUST  
 Registration Number         2728/2015  
 Title Deed                     T39029/2016  
 Registration Date             2016/05/26  
 Purchase Price (R)          7,000,000  
 Purchase Date                2015/12/08  
 Share  
 Microfilm Reference  
 Multiple Properties          NO  
 Multiple Owners              NO

### ENDORSEMENTS (2)

#	Document	Institution	Amount (R)	Microfilm
1	I-1546/2015C	-	UNKNOWN	
2	PFILED- TR10760- T13827/2015	-	UNKNOWN	