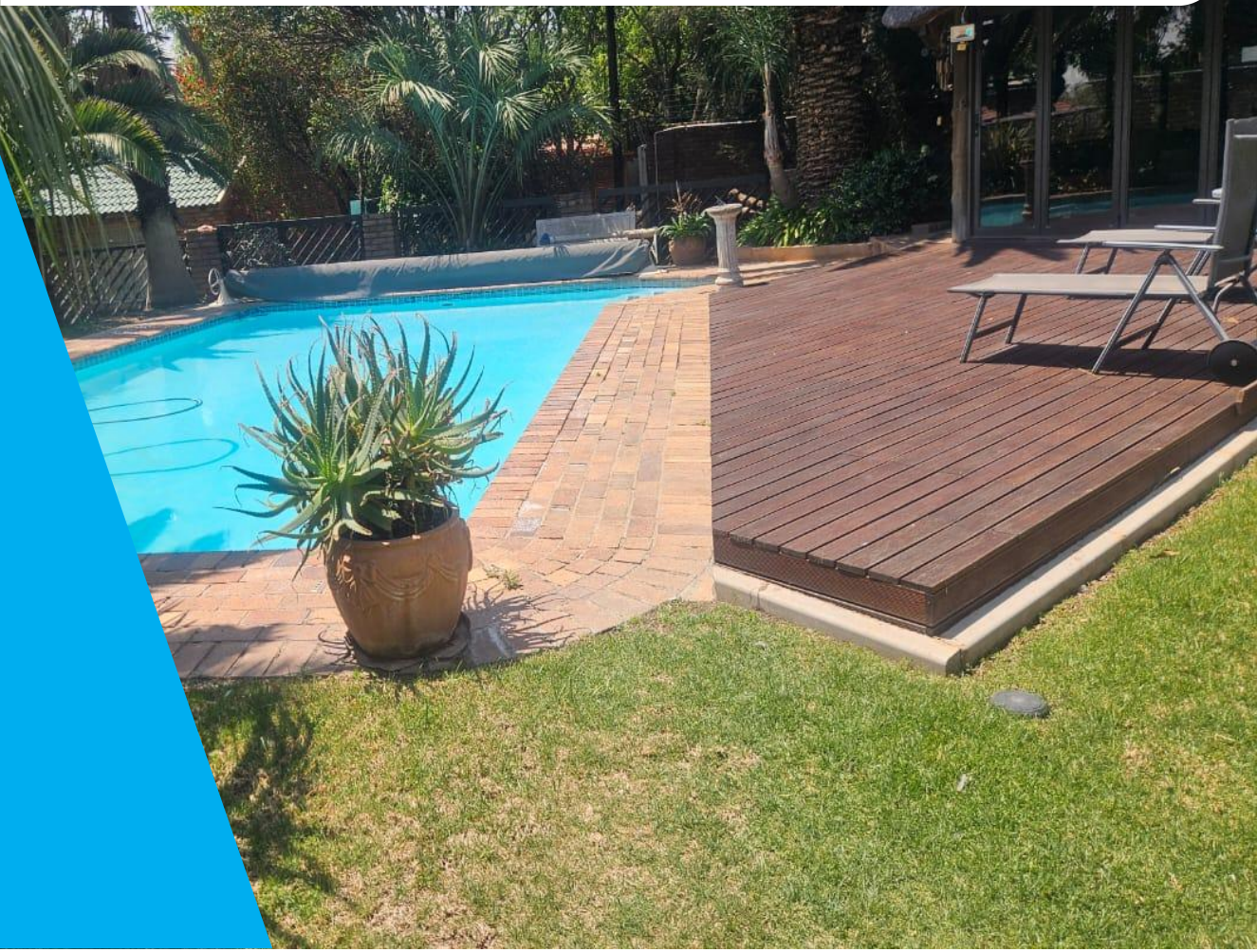


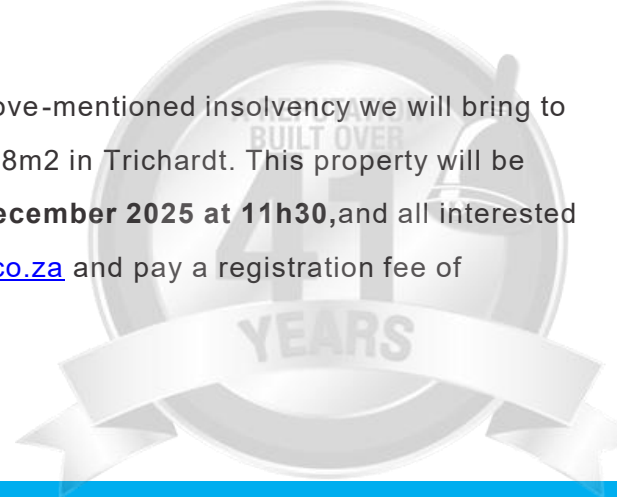


## Live Onsite Auction

**INSOLVENT ESTATE: LAIA JAM AND MPFP – MRN MD124/2025**

**49-51 de Villiers Street, Trichardt, Erf Number 360 Portion 12 and Re of Portion 12, Trichardt, Mpumalanga Province.**

On instruction from and on behalf of the Joint Trustees of the above-mentioned insolvency we will bring to auction 2 family homes next to each other measuring a total 3 078m<sup>2</sup> in Trichardt. This property will be offered for sale via an **Onsite Live Auction on Wednesday 3 December 2025 at 11h30**, and all interested bidders are required to register on our website [www.parkvillage.co.za](http://www.parkvillage.co.za) and pay a registration fee of R25 000.00 in order to bid.



 [www.parkvillageauctions.co.za](http://www.parkvillageauctions.co.za)

 49-51 de Villiers Street, Trichardt,  
Mpumalanga Province

 Debbie Scholes  
011 789 4375 // 066 586 2233

 [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za)



# PARK VILLAGE AUCTIONS

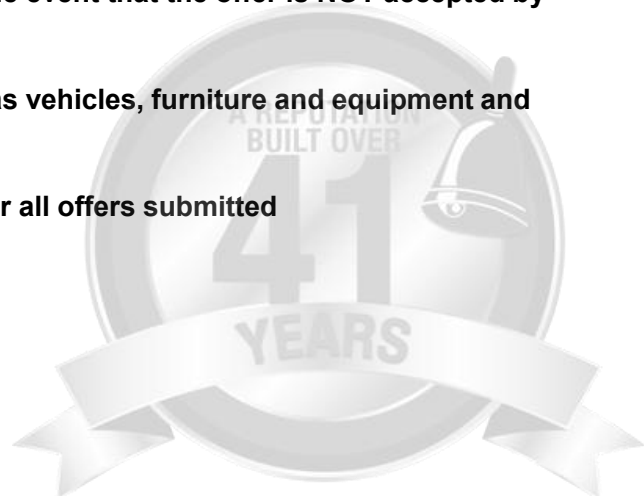
*Trusted by banks, respected by buyers*



## Auction Summary

### Please Note:

- A Deposit of 15% of the Purchase Price, plus Agent's Commission of 5% plus VAT thereon, is payable on Submission of the Offer into the Auctioneers' FNB Trust Account
- The Deposit and Commission payment is fully refundable in the event that the offer is NOT accepted by the Joint Trustees
- The sale of the property excludes any moveable assets such as vehicles, furniture and equipment and other non-permanent installations.
- The Joint Trustees reserve the right to accept or decline any or all offers submitted



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## Conditions of Sale

**Bidders Deposit:** 15% of the Purchase Price payable on Submission of the Offer

**Commission:** Buyer's Commission of 5% plus VAT payable on Submission of the Offer

**Occupation:** Date of Registration of Transfer

**Risk, Control & Insurance:** The sole risk and control and benefit in and to the property shall, unless otherwise agreed in writing and signed by both parties, pass to the Purchaser on the date of registration of transfer into the Purchaser's name and from that date, the Purchaser shall be liable for all imposts levied on the property, inclusive of and without limiting the generality hereof, all municipal rates and taxes, licences and other official and/or municipal and consumable charges.

**VAT:** There is NO VAT on the purchase price, but transfer costs and duty will apply.

**Rules of Auctions:** The Rules of Auction are available on our website at [www.parkvillage.co.za](http://www.parkvillage.co.za)



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Perfect for the extended family, this property offers two well-maintained dwellings set within an established, irrigated garden.

The main double-storey residence features an entrance hall, two (2) lounges, a family room, dining room, study, kitchen, four (4) bedrooms, two (2) bathrooms, a separate guest W/C, laundry, and scullery.

An attached lapa/entertainment area includes a bar and jacuzzi, ideal for leisure and entertaining. The dwelling further benefits from a double garage, an additional single garage, and staff accommodation. Modern conveniences include a water softener and a solar power system.

The second dwelling is a single-storey facebrick home under a pitched tiled roof, offering three (3) bedrooms, two (2) bathrooms, lounge, dining room, kitchen, and an enclosed patio. It includes an attached single garage and a solar system .

A borehole and pump room, located adjacent to this dwelling, supply water to both houses and stands.

Additional Features include:

Borehole servicing both dwellings

Swimming pool (situated mainly on Portion 12, extending slightly onto the remaining portion)

Carports on each portion

Established garden with irrigation

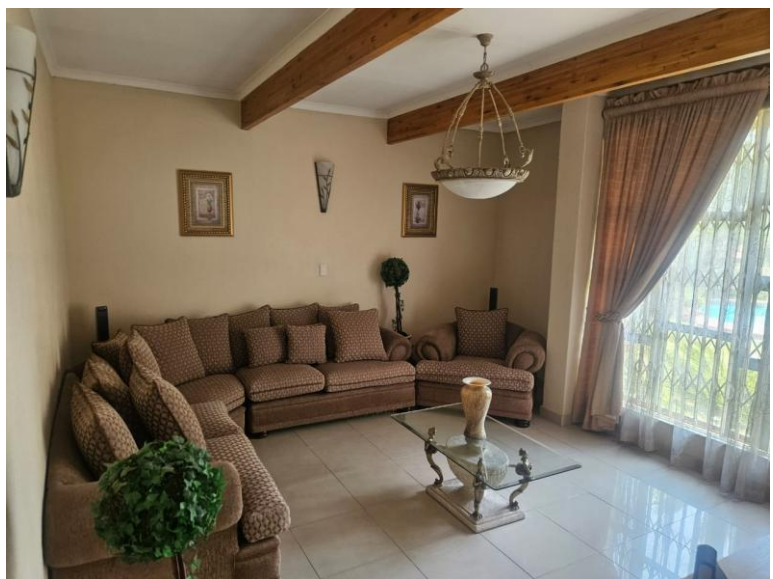
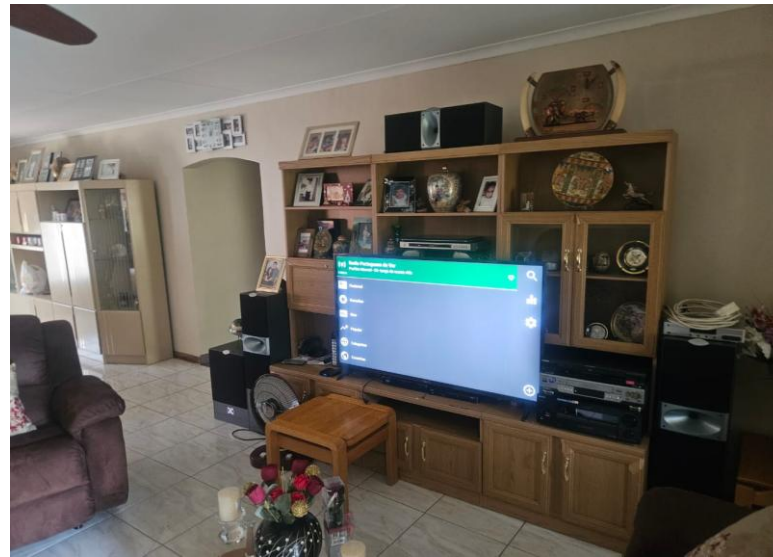
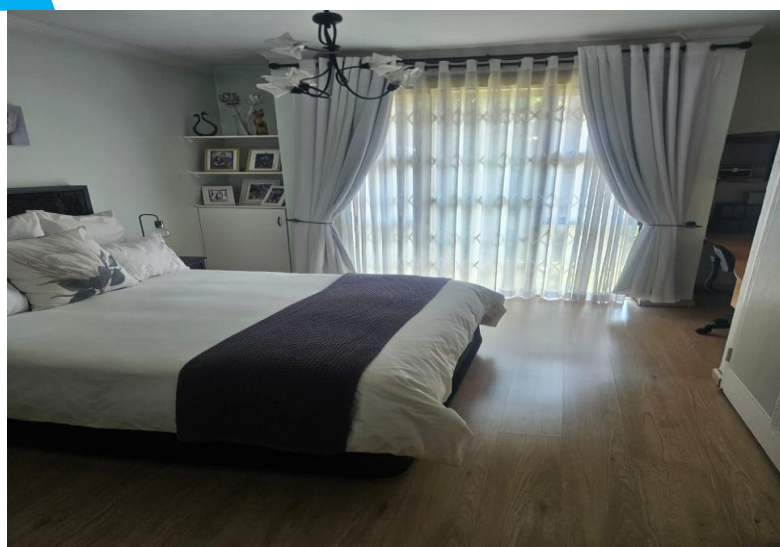
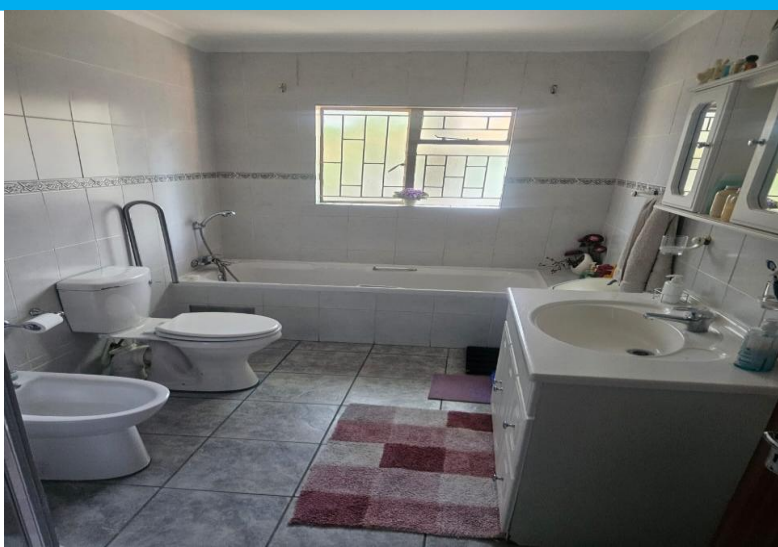
Monthly Rates R3 862.52 (both portions in total)





**PARK VILLAGE AUCTIONS**  
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# GALLERY



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# PARK VILLAGE AUCTIONS

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## SUMMARY OF AUCTION TERMS & CONDITIONS

1. **5% Buyers commission plus VAT** is payable on the Immovable property.
2. **15% Deposit payable on the fall of the hammer** for immovable properties **PAYABLE WITHIN 24-HOURS**.
4. **21 Business days confirmation period** applicable on immovable property.
5. The highest bidder will be held liable for his bid the entire **CONFIRMATION PERIOD**.
6. Balance of the purchase price is payable **30 CALENDAR DAYS** after acceptance.
7. Date of occupation, is the **date of registration of transfer** of the property into the purchaser's name.
8. The Seller cannot give any warranty or guarantee that the Purchaser will obtain vacant occupation of the property on that date, and the Purchaser shall have no claim of whatsoever nature against the Seller should vacant occupation not be obtained on the said date or at all.
9. The **SELLER shall not be liable to provide any certificates of Compliance** in regard to any of the electrical, gas and plumbing installation if applicable.
10. The transferring attorneys will be appointed by the Seller.
11. The **SELLER shall be liable for the outstanding rates & taxes** as well as any other municipal/water/Eskom fees.
12. After auction the highest bidder shall sign all relevant offer to purchase agreements.
13. Payment will only be regarded as affected once the Auctioneers have received actual payment in our account.
14. The risk in any goods sold, including the risk of deterioration, destruction and damage to or of the goods, shall pass to the purchaser immediately upon registration.
15. Please insure upon registration that you register in the correct entity. Revisions to the Conditions of sale is not permitted.
16. Every purchaser shall be deemed to act as principal unless duly registered as a representative bidder in terms of Regulation 26 (3) of the CPA. In the event of a purchaser acting as a representative fails to legally bind its alleged principal or fail to prove such authority, he or she will be personally liable for all the obligations herein as principal debtor.
17. **Subject to confirmation by the Seller.**
18. The Auctioneer and Seller reserve the right to withdraw the property from auction.
19. You will be held liable for your bid and forfeit your deposit. If payment is not affected.





## CONTACT INFORMATION

# “SOUND ADVICE, TURNKEY AUCTIONS AND RELATED ASSET MANAGEMENT SERVICES PERFECTED BY EXPERIENCE GAINED OVER 41 YEARS”

Park Village Auctions have a dynamic team leveraging over 40 years' experience. **We are a fully empowered (Level 2 BBBEE) Auction house.** Our services cover all aspects of the auction from liquidations, valuations and storage, with expertise in disposal of immovable property and movable assets and we are looking forward to assisting you with our experienced team in the immovable property auctioning space.

We are registered members of the South African Institute of Auctioneers (S.A.I.A) and members of the Estate Agency Affairs Board with valid Fidelity Fund certificates

and proudly moving forward as

**“THE AUCTIONEERING COMPANY TRUSTED BY BANKS AND RESPECTED BY BUYERS”**



Unit No. 10, Ferndale Mews North, Cnr Oak Ave & Dover Road, Ferndale,  
Randburg 2194. PO. Box 2871, Randburg 2125



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