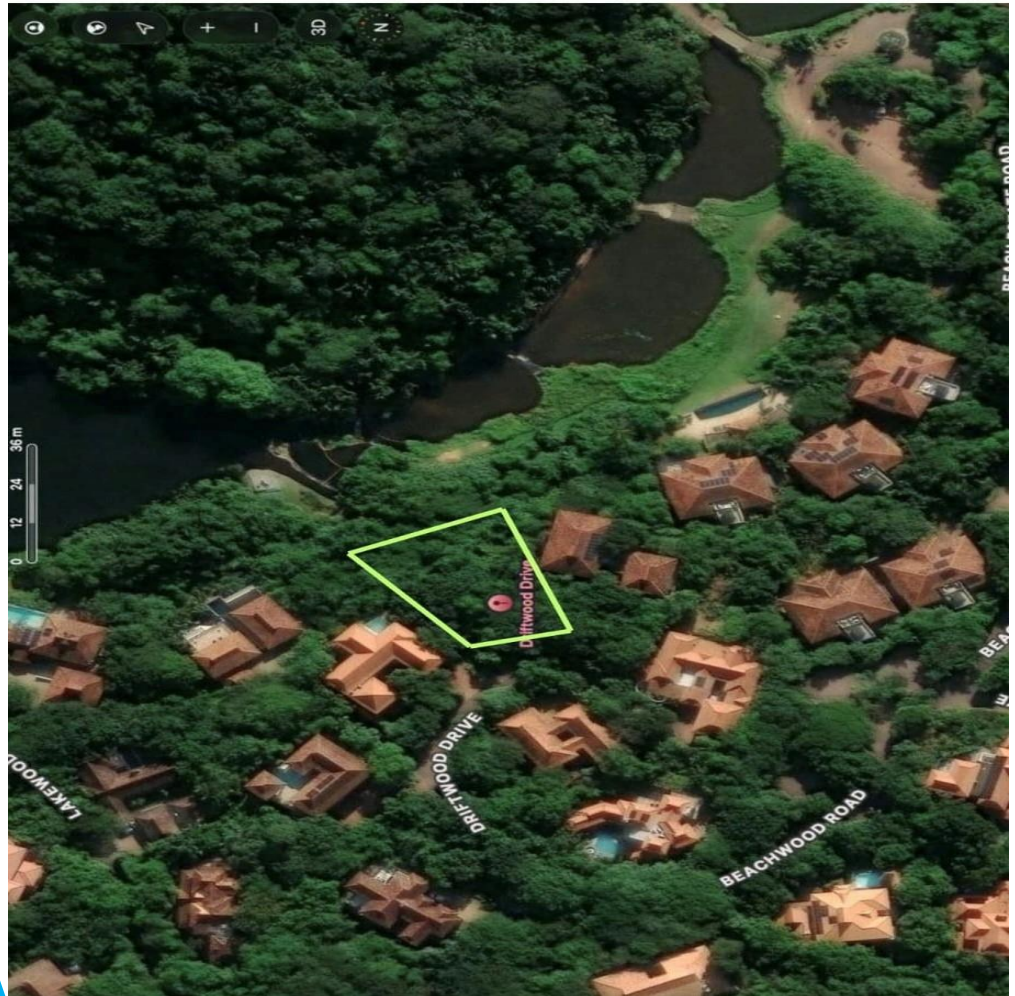
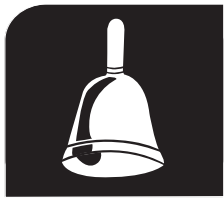




## TIMED ON LINE Auction

**SKD 4 PROPERTIES (PTY) LTD (IN LIQUIDATION) MRN G98/2023**

**Portion 47 (of 11) of Erf 1, Port Zimbali. Situated at 9 Driftwood, Zimbali Estate**

On instruction from and on behalf of the Liquidators of the above-mentioned Estate we will bring to auction an elevated, north facing stand. The property will be offered for sale by a Time On Line Auction starting Monday 28 September 2026 at 10h00 and ending Thursday 01 October 2026 at 10h00 and all interested bidders are required to register on our website [www.parkvillage.co.za](http://www.parkvillage.co.za) in order to bid



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

 Portion 47 (of 11) of Erf 1, Port Zimbali

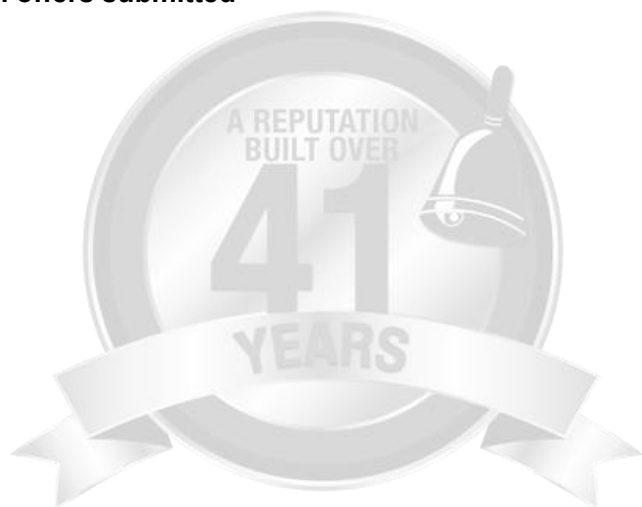
 Linda Manley  
031 512 5005 / 0791778011

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

# Auction Summary

**Please Note:**

- A Deposit of 15% of the Purchase Price, plus Agent's Commission of 6 % 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 Liquidators
- The Liquidators reserve the right to accept or decline any or all offers submitted



## Registration Process

1. Register On Line [WWW.PARKVILLAGE.CO.ZA](http://WWW.PARKVILLAGE.CO.ZA)
2. R20 000 Refundable Registration Deposit is payable by eft. Banking details have been loaded on the site. Your reference will be: 2333 / Your Name. Email proof of deposit to [lindam@parkvillage.co.za](mailto:lindam@parkvillage.co.za). This will be loaded to your profile and will enable you to bid on line

## Conditions of Sale

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

**Commission:** Buyer's Commission of 6% 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 or TRANSFER DUTIES** will apply

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



An elevated, north facing stand overlooking a waterfall and a series of lakes

Located in prestigious Zimbali Estate

Measuring approximately 2097 sqm in extent

## LEVY INFORMATION:

Monthly levy payable to ZEMA R5 464,91

Levy Stabilisation Fund payable to ZEMA [one off payment] R89 179,00

Property Transfer Levy payable to ZEMA R7 142,00

Every owner must be a member of the Zimbali Country Club [ZCC] and must purchase a Debenture R70 000,00

ZCC annual subs [pro rata amount will be charged on date of transfer] R8 036,00.

## MUNICIPAL INFORMATION:

MUNICIPAL VALUATION: R3 830 000

Monthly Rates & Taxes: R2 703,23





**PARK VILLAGE AUCTIONS**  
*Trusted by banks, respected by buyers*

# GALLERY



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



Portion 47 (of 11) of Erf 1, Port Zimbali



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031 512 5005 / 0791778011



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# PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

## SUMMARY OF AUCTION TERMS & CONDITIONS

1. **6% 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. **14 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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