BIDDERS INFO PACK

PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

Simulcast / Onsite and Online Auction

SPECIALISED PVC TO PAPER LAMINATION CC (IN LIQUIDATION)

MASTER'S REFERENCE NO: G000292/2026

Number 67 Port Road, Robertsham, Johannesburg

Erven 245, 246 & 247 – Measuring 2 676m² (combined)

On instruction from and on behalf of the Joint Liquidators of the above-mentioned matter, we will bring to auction this well-located industrial property comprising a double storey office building and a multi-level factory / warehouse with loading dock and goods lift, situated in the established Robertsham industrial node.

The property will be offered for sale via a **Simulcast Auction on Monday 16 November 2026 at 11h00**

All interested bidders are required to register on our website www.parkvillage.co.za

A REPUTATION BUILT OVER 41 YEARS

www.parkvillageauctions.co.za

Number 67 Port Road, Robertsham, Johannesburg

Debbie Scholes
011 789 4375
auctions@parkvillage.co.za

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Auction Summary

Please Note:

- **Registration Deposit: A Refundable Registration Deposit of R30 000.00 is payable into the Auctioneers' FNB Trust Account.**
- **A Deposit of 10% of the Purchase Price is payable by the successful Bidder immediately following the auction.**
- **The Deposit and Commission payment is fully refundable in the event that the offer is NOT accepted by the Joint Liquidators.**
- **The sale of the property excludes any moveable assets such as vehicles, stock, office furniture and equipment, plant and machinery, shelving and other non-permanent installations.**
- **The Joint Liquidators reserve the right to accept or decline any or all offers submitted.**

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Conditions of Sale

Bidders Deposit: 10% of the Purchase Price payable on the fall of the hammer / close of the auction

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: The Seller is a registered VAT Vendor and VAT at 15% on the purchase price is payable.

Conditions of Sale Agreement: The Conditions of Sale agreement is available on our website.

Rules of Auctions: The Rules of Auction are available on our website at www.parkvillage.co.za

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PROPERTY INFORMATION

LOCALITY

Property Address:	Number 67 Port Road, Robertsham, Johannesburg
GPS Co-ordinates:	-26.258054, 28.021554
City & Province:	Johannesburg, Gauteng Province

Robertsham is a well-established light to medium industrial node situated South of the Johannesburg CBD, with good access to the M1 and N12 Highways and the surrounding southern transport corridors. The node is popular with small to medium-sized manufacturing, warehousing and distribution operators and draws on a large labour pool from the surrounding southern suburbs.

TITLE DEED INFORMATION

Registered Description:	Erven 245, 246 and 247 Robertsham Township, Registration Division I.R., City of Johannesburg Metropolitan Municipality, Gauteng Province
Title Deed Number:	T42155/2012
Registered Extent:	2 676m² (3 x 892m²)
Zoning:	Industrial 1
Bond:	B30526/2012 – Standard Bank of South Africa Ltd

MUNICIPAL INFORMATION

Account Number:	551861479 (City of Johannesburg)
Municipal Valuation:	R7 740 000.00
Monthly Rates:	R15 390.99
Rating Category:	Industrial
Services:	Electricity, water, sewer and refuse billed on the same account

A REPUTATION BUILT OVER 41 YEARS

PROPERTY DESCRIPTION

The subject property comprises three adjoining stands (Erven 245, 246 and 247 Robertsham) measuring a combined 2 676m², improved with a well-constructed face brick, plastered brick and steel industrial building under IBR roof sheeting, designed for mixed office and light industrial use.

Fronting onto Port Road, the double storey face brick office building opens into a main reception area. The office component is arranged over the ground and first floor levels and comprises a combination of open plan and private offices, executive offices, boardrooms, a staff kitchen and ablutions. A walk-in safe provides secure storage within the administrative section. Finishes include ceramic floor tiles, laminated flooring and carpets with plasterboard and suspended ceilings.

The factory / warehouse offers a good functional layout arranged over more than one level, incorporating various enclosed rooms which may be utilised for storage, additional office space or operational requirements. Goods are moved between levels via a goods lift (2 000 kg capacity) and internal staircases.

Goods handling is via a dedicated loading dock under a steel canopy and four roller shutter doors. Vehicle access is via a palisade driveway gate in Port Road leading into an internal yard which allows interlink truck entry and exit (with limited manoeuvring space).

The property is serviced with an approximately 300 Amp three-phase electrical supply, suitable for light to medium industrial operations. Staff facilities include ablutions and change rooms within the industrial section, and parking is available for approximately thirteen (13) vehicles.

Security features include steel palisade fencing along the Port Road boundary, burglar proofing, CCTV and an alarm system.

The improvements are in overall fair condition, generally functional but requiring moderate upkeep, offering a versatile facility suitable for manufacturing, warehousing or mixed commercial operations.

ESTIMATED EXTENT OF IMPROVEMENTS

Factory / Warehouse:	2 290m²
Offices:	750m²
Parking:	187m²
Total:	3 227m²

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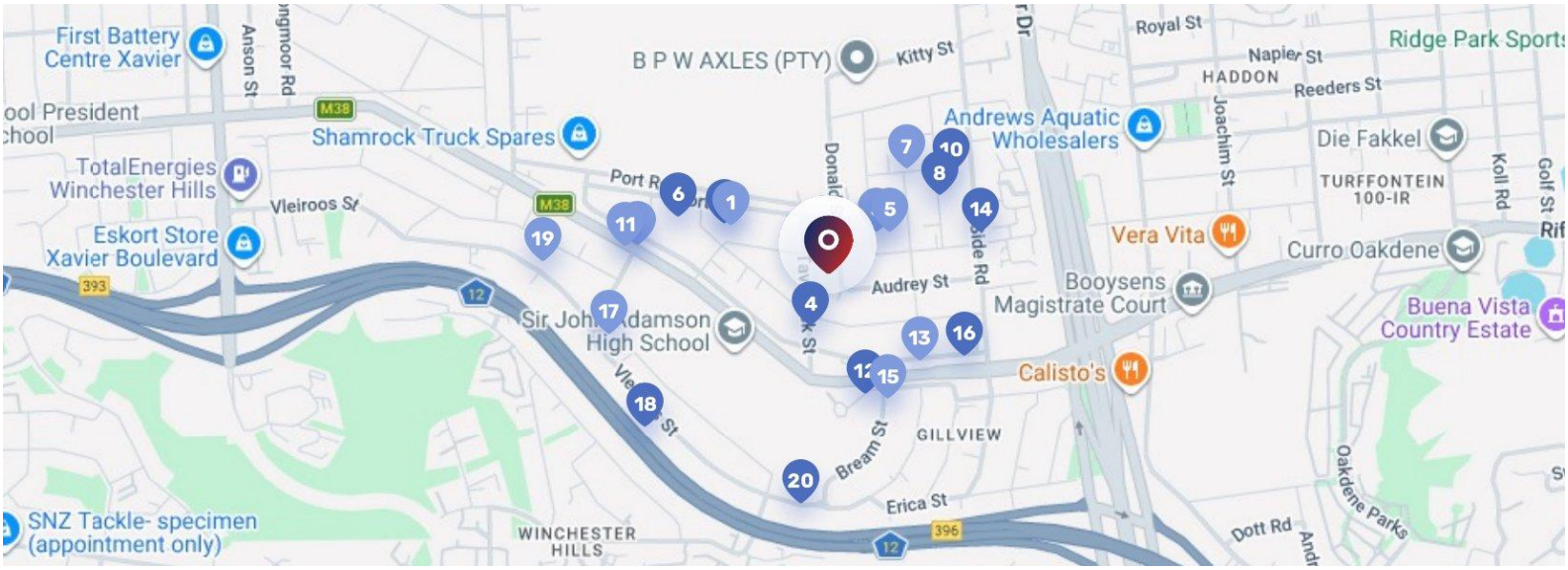
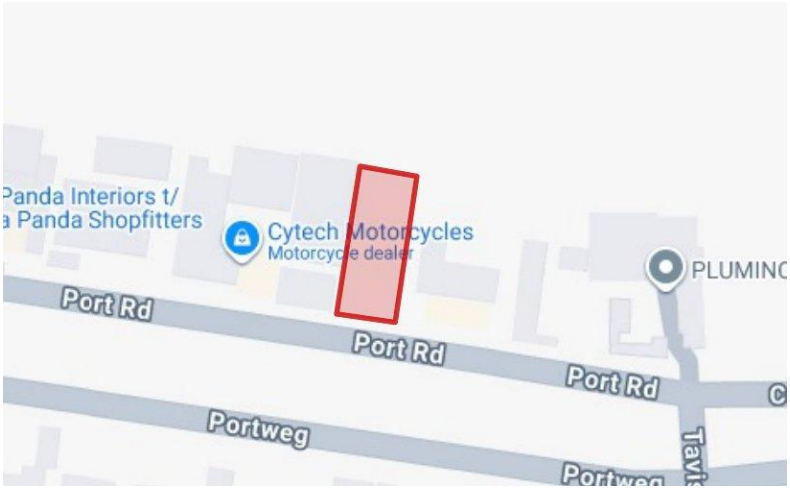
LOCALITY





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GALLERY

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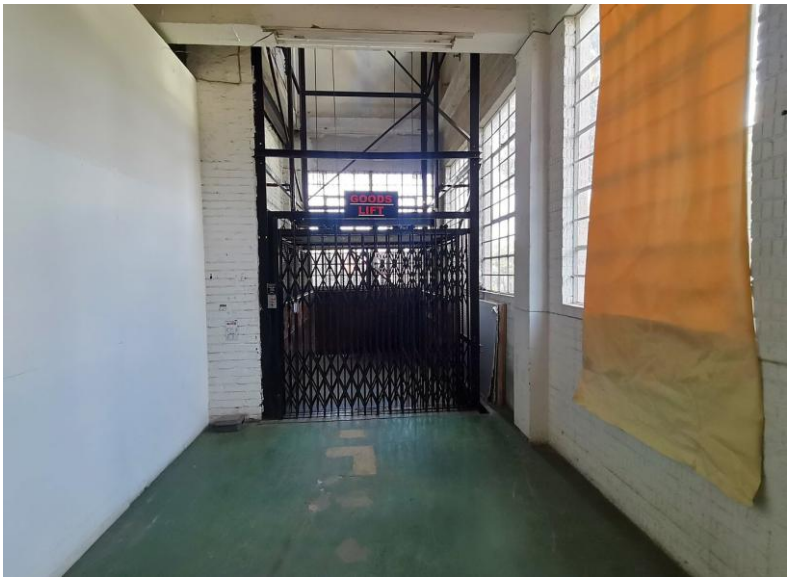

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Deeds Office Property

ROBERTSHAM, 245, 0, JOHANNESBURG

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This report is compiled exclusively from the very latest data directly supplied to WinDeed by the Deeds Office.

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

** ASTERISKS INDICATE THE INFORMATION IS ENRICHED FROM THE WINDEED DATABASE.

SEARCH CRITERIA			
Search Date	2026/05/15 10:53	Erf Number	245
Reference	-	Portion Number	-
Report Print Date	2026/05/15 10:54	Deeds Office	Johannesburg
Township	ROBERTSHAM	Search Source	Deeds Office

PROPERTY INFORMATION			
Property Type	ERF	Diagram Deed Number	T2238/964
Township	ROBERTSHAM	Local Authority	CITY OF JOHANNESBURG
Erf Number	245	Province	GAUTENG
Portion Number	0	Extent	892.0000SQM
Registration Division	IR	LPI Code	T0IR05670000024500000
Previous Description	-	Co-ordinates (Lat/Long)**	-26.258055 / 28.021554
Suburb / Town**	ROBERTSHAM		

OWNER INFORMATION (1)			
SPECIALISED P V C TO PAPER LAMINATION CC			Owner 1 of 1
Company Type**	CLOSE CORPORATION	Document	T42155/2012
Registration Number	200612953923	Microfilm / Scanned Date	-
Name	SPECIALISED P V C TO PAPER LAMINATION CC	Purchase Price (R)	4 750 000
Multiple Owners**	NO	Purchase Date	2012/07/23
Multiple Properties**	NO	Registration Date	2012/11/07
Share (%)	-		

ENDORSEMENTS (3)

#	Document	Institution	Amount (R)	Microfilm / Scanned Date
1	B30526/2012	STANDARD BANK OF SOUTH AFRICA LTD	3 325 000	-
2	VA5054/2012	COOLAIR VENTILATION PTY LTD	-	-
3	VA586/1984-T75/65	-	-	-

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P O BOX 5000
JOHANNESBURG
2000

E-mail:
joburgconnect@joburg.org.za

VAT NO: CITY OF JOHANNESBURG: 4760117194
VAT NO: JOHANNESBURG WATER: 4270191077
VAT NO: PIKITUP: 4790191292
VAT NO: CITY POWER 4710191182

Computer generated
TAX INVOICE

Specialised PVC to Paper Lamination
Postnet Suite 121
P/BAG x 150
GLENVISTA
2058

Date	2026/06/02
Statement for	June 2026
Physical Address	67 PORT ROAD
Stand No./Portion	00000245 - 00000
Township	ROBERTSHAM

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
892 m2	1	2023/07/01	U1	Market Value R 7,740,000.00	Region F WARD 55

Invoice Number: 22006917637
Client VAT Number: 4540229780
Next Reading Date: 2026/06/17
Deposit: R 1,658.04

Account Number: 551861479 **PIN CODE: 223375**

Previous Account Balance	1,143,863.48
Sub Total	1,143,863.48
Interest on Arrears	1,185.25
Current Charges (Excl. VAT)	29,693.26
VAT @ 15%	2,145.34

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING
1,075,489.15	35,437.26	32,937.07	33,023.85	0.00	1,176,887.33

Total Due	1,176,887.33
Due Date	2026/06/17

Dear Customer: Pre-termination notices have been issued for accounts in arrears and handed to external collectors. Accounts with que ries must still be paid; averages apply only to disputed services.

You are hereby notified that unless immediate payment of the outstanding amount is made the Council will issue instruction to cut off services and institute legal action.

Do you have a longstanding or unresolved service delivery-related issue with the City of Johannesburg? You may lodge your complaint today with the Office of the Ombudsman by contacting us 010 288 2800/emailing complaints@joburgombudsman.org.za

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a world class African city

Remittance Advice:
This stub must accompany payment, please do not detach if paying at the post office

Date: 2026/06/02 Specialised PVC to Paper Lamination
Acc. No.: 551861479 67 PORT ROAD

EasyPay 91115 5518614796

Postal Office 0146 551861479

516008800111159 55186147906

Standard Bank City of Johannesburg Banking details:
Internet banking - Use the banks pre-loaded Company details
SBSA branch deposits - **CIN no AA45** to be used in place of bank acc. nr.
Client Account No/Deposit Reference 551861479

Total Due	1,176,887.33
Due Date	2026/06/17

MUNICIPAL ACCOUNT

Account Number: 551861479

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Township Industrial Dev			
R 7,740,000.00 X R 0.0238620 / 12 (Billing Period 2026/06)		15,390.99	
VAT: 0 %		0.00	15,390.99

City Power Electricity	VAT 4710191182	Sub - Total	Total Amount
(Reading period = 2026/05/06 to 2026/06/01 = 27 days)			
Meter: 96949071; Register: 1; Multiply factor: 1; Start reading: 502,148.254;			
End reading: 503,946.941; Difference: 1,798.686; Consumption: 1,798.686;			
Units: kWh; Type: Estimated Readings.			
Daily average consumption 66.618 kWh			
Charges for 1,798.686 kWh are based on a sliding scale for a 27 day period			
Step 1 427.105 kWh @ R 3.4907 (Billing Period 2026/06) Step 2 427.104 kWh @ R 3.8315 Step 3 854.210 kWh @ R 4.0179 Step 4 23.649 kWh @ R 4.1644		6,657.97	
Step 1 16.427 kWh @ R 3.6544 (Billing Period 2026/06) Step 2 16.427 kWh @ R 3.9785 Step 3 32.854 kWh @ R 4.1561 Step 4 0.910 kWh @ R 4.2997		265.83	
Service charge (Billing Period 2026/06)		816.85	
Network charge (Billing Period 2026/06)		783.16	
Network Surcharge kWh		107.92	
VAT: 15.00%		1,294.76	9,926.49

Johannesburg Water Water & Sanitation	VAT 4270191077	Sub - Total	Total Amount
Category of Water: Consumption - Business			
(Reading period = 2026/04/13 to 2026/05/09 = 27 days)			
Meter: 2207658#; Register: 1; Multiply factor: 1; Start reading: 1,195.361;			
End reading: 1,221.787; Difference: 26.425; Consumption: 26.425;			
Units: KL; Type: Estimated Readings.			
Daily average consumption 0.979 KL			
Charges for 26.425 KL are based on a sliding scale for a 27 day period			
Step 1 26.425 KL @ R 68.260 (Billing Period 2026/06)		1,803.81	
Demand Management Levy (Billing Period 2026/06)		367.86	
Category of Sewer: Consumption - Business			
Charges for 26.425 KL are based on a sliding scale for a 27 day period			
Sewer monthly charge based on Water 26.425 units (Billing Period 2026/06)		1,396.59	
VAT: 15.00%		535.24	4,103.50

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse removal: 1-bin @ R 495.97 X 1 (Billing Period 2026/06)		495.97	
City cleaning levy (Billing Period 2026/06)		614.00	
VAT: 15.00%		166.50	1,276.47

ZONING - ERF 245

CITY OF JOHANNESBURG: Corporate Geo-Informatics

Property Report

Reports generated from the website can be used for the purpose of zoning information. Zoning information must be read in conjunction with the applicable Town Planning Scheme clauses and Amendment Scheme relevant to the erf. More information can be obtained from the information desk on the 5th floor, Metro Building, Braamfontein.

Stand SG Code	T0IR05670000000002450000000
Stand Number	245
Area (m2)	892
Town Name	ROBERTSHAM
TS_ONLY_NAME	ROBERTSHAM
TS_EXT	0
Status Code	REGISTERED
Land Type	Erven
Property Id	1534014
Market Value	R 7740000
Owner	SPECIALISED P V C TO PAPER LAMINATION CC
Zoning	Industrial 1
Street No	67
Street Name	PORT
Street Type Name	ROAD
Ward Name	55
Region Name	Region F
Street Address	67 PORT ROAD
Location Plus Code	P2RC QJ JHB
Plus Code Long	5G5CP2RC QJ

Map of the location

ZONING - ERF 246

CITY OF JOHANNESBURG: Corporate Geo-Informatics

Property Report

Reports generated from the website can be used for the purpose of zoning information. Zoning information must be read in conjunction with the applicable Town Planning Scheme clauses and Amendment Scheme relevant to the erf. More information can be obtained from the information desk on the 5th floor, Metro Building, Braamfontein.

Stand SG Code	T0IR05670000000002460000000
Stand Number	246
Area (m2)	892
Town Name	ROBERTSHAM
TS_ONLY_NAME	ROBERTSHAM
TS_EXT	0
Status Code	REGISTERED
Land Type	Erven
Property Id	1336325
Market Value	R 0
Owner	SPECIALISED P V C TO PAPER LAMINATION CC
Zoning	Industrial 1
Street No	69
Street Name	PORT
Street Type Name	ROAD
Ward Name	55
Region Name	Region F
Street Address	69 PORT ROAD
Location Plus Code	P2RC QM JHB
Plus Code Long	5G5CP2RC QM

Map of the location

ZONING - ERF 247

CITY OF JOHANNESBURG: Corporate Geo-Informatics

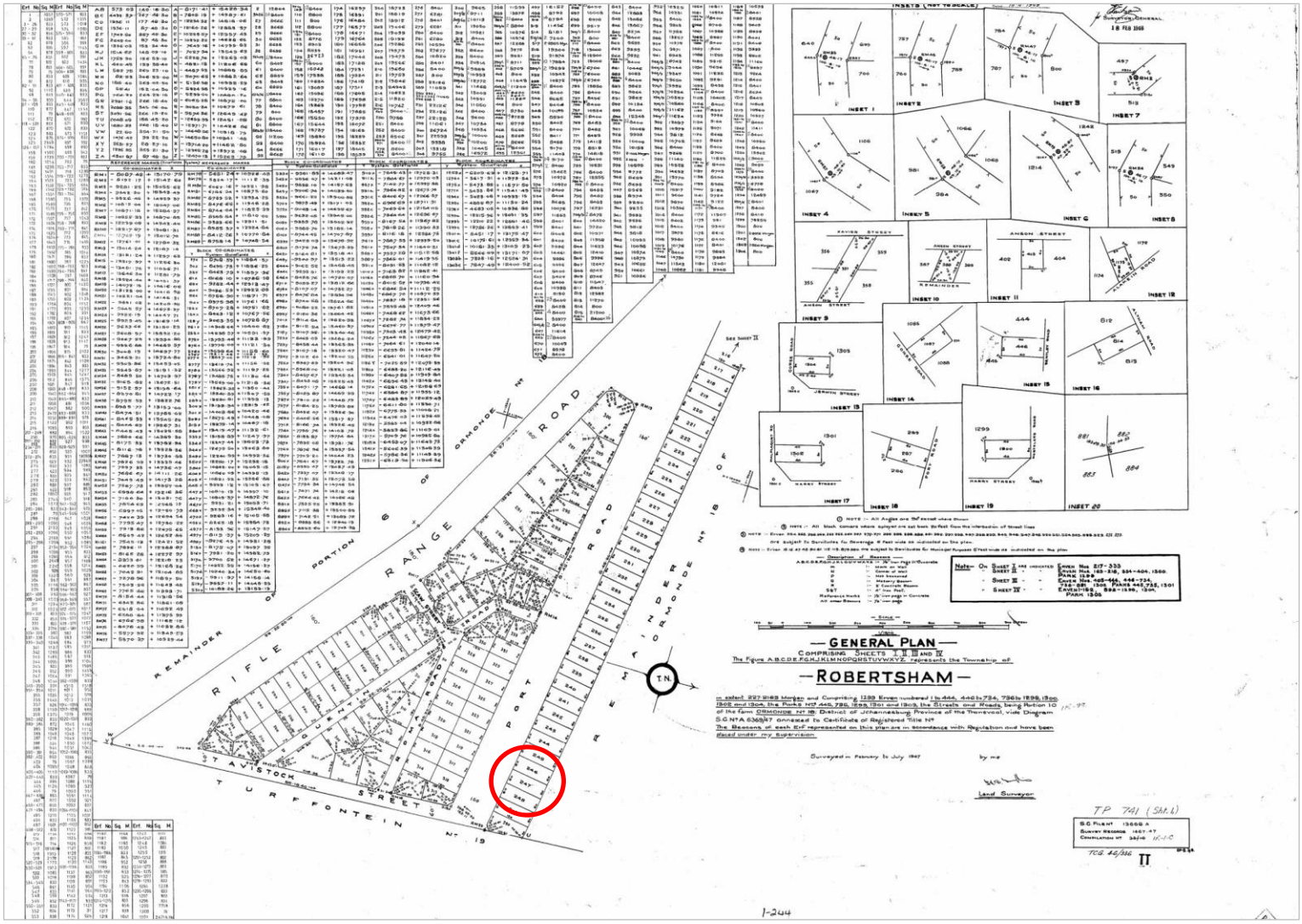
Property Report

Reports generated from the website can be used for the purpose of zoning information. Zoning information must be read in conjunction with the applicable Town Planning Scheme clauses and Amendment Scheme relevant to the erf. More information can be obtained from the information desk on the 5th floor, Metro Building, Braamfontein.

Stand SG Code	T0IR05670000000002470000000
Stand Number	247
Area (m2)	892
Town Name	ROBERTSHAM
TS_ONLY_NAME	ROBERTSHAM
TS_EXT	0
Status Code	REGISTERED
Land Type	Erven
Property Id	1850800
Market Value	R 0
Owner	SPECIALISED P V C TO PAPER LAMINATION CC
Zoning	Industrial 1
Street No	71
Street Name	PORT
Street Type Name	ROAD
Ward Name	55
Region Name	Region F
Street Address	71 PORT ROAD
Location Plus Code	P2RC QQ JHB
Plus Code Long	5G5CP2RC QQ

Map of the location

SG GENERAL PLAN



SUMMARY OF AUCTION TERMS & CONDITIONS

1. The **SELLER** is responsible for the commission payable.
2. **10% Deposit payable on the fall of the hammer** for immovable properties
3. **21 Business days confirmation period** applicable on immovable property.
4. The highest bidder will be held liable for his bid the entire **CONFIRMATION PERIOD.**
5. Balance of the purchase price is payable **30 CALENDAR DAYS** after acceptance.
6. Date of occupation, is the **date of registration of transfer** of the property into the purchaser's name.
7. 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.
8. 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.
9. The transferring attorneys will be appointed by the Seller.
10. The **SELLER shall be liable for the outstanding rates & taxes** as well as any other municipal/water/Eskom fees.
11. After auction the highest bidder shall sign the relevant offer to purchase agreement.
12. Payment will only be regarded as affected once the Auctioneers have received actual payment in our account.
13. 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.
14. Please insure upon registration that you register in the correct entity. Revisions to the Conditions of sale is not permitted.
15. 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.
16. **Subject to confirmation by the Seller.**
17. The Auctioneer and Seller reserve the right to withdraw the property from auction.
18. You will be held liable for your bid and forfeit your deposit. If payment is not effected.

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CONTACT INFORMATION

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