BEKKER GROUP

AUCTIONS | PROPERTIES | VALUERS



Live Onsite Auction
15 October 2026 @ 11:00

ON AUCTION

House no. 2, Janri-Hof, St. George Street Denneoord, George

Viewing Days:

- Wednesday, 7 October from 12:00 - 13:00
- Wednesday, 14 October from 12:00 - 13:00

066 247 1374
fred@bekkergroup.co.za

PROPERTY DESCRIPTION

Improvements

- Full-title property within a four-home complex
- Erf size: 316m²
- Building size: ± 147m²
- One carpeted bedroom with potential to reinstate a second bedroom by adding a partition wall; two existing doorways are already in place
- One carpeted bathroom with a bath and shower
- Tiled kitchen with a gas stove
- Carpeted open-plan dining and living area
- Tiled braai room with a ceiling fan, built-in braai, and two sliding doors
- Small front garden
- Private enclosed paved courtyard, accessible only from within the house
- One garage with an electric motorised door
- One parking space in front of garage

Municipal Information

- **Monthly Municipal Account:** R2,110.64 incl. VAT
- **Zoning:** Residential
- **Water:** Metered
- **Electricity:** Prepaid meter
- **Monthly Levy:** R1,050.31 from 1 March 2026

Location

- ± 1km from SPAR Wellington Square
- ± 6km from Mediclinic George Hospital
- ± 6.5km from Garden Route Mall

Title Deed

- **Erf 17160**
- **Address:** House no. 2, Janri-hof, Denneoord, George, 6529
- **Held By Deed Of Transfer:** T55018/2021
- **Erf Size:** 316m²

JANRIHOF

Complex Information

- Janrihof is a Homeowners' Association comprising four group-housing erven and common property.
- The complex has an electric gate and electric fencing along the perimeter walls.
- Pets: Up to two pets per member are allowed, such as two cats or two small-breed dogs, provided they are not a nuisance and comply with George Municipality by-laws.
- Rentals: The rules permit owners to let their unit, provided the tenant receives the house rules.
- Levy income is budgeted toward prepaid electricity for the common-property services, insurance, cleaning and garden expenses, managing-agent fees, bank charges, audit fees, and repairs and maintenance.

Please review "Home owners association rules 2019" at the end of this auction pack.

















SUMMARY OF CONDITIONS OF SALE

CONDITIONS OF SALE FOR THE HIGHEST BIDDER / PURCHASER:

- 10% Deposit payable into the auctioneer's trust account within 24 hours after the fall of the hammer.
- Buyer's commission of **6.5%** plus VAT payable to the auctioneer within 24 hours after the fall of the hammer.
- Transfer duty payable on purchase price. No transfer duty is payable on a purchase price of R1 210 000 or less, subject to the SARS rates applicable to the transaction.
- The purchaser shall within 30 days of acceptance of this offer furnish the Seller's Conveyancers with an acceptable guarantee for payment of the balance of the purchase price or in cash to the conveyancer's trust account.
- The sale is NOT SUBJECT to any suspensive conditions.
- All costs in respect of giving and taking of Transfer (Seller will appoint conveyancer).
- No arrear municipal rates & taxes payable by the purchaser.
- The SELLER shall at his own cost obtain the certificates of compliance (CoCs) for electrical and gas installations, and a borer-beetle certificate.
- The period for higher offers ends on Thursday, 22 October 2026 @ 17:00. The seller will accept/decline the highest offer by Monday, 26 October 2026 @ 17:00.
- The seller reserves the right to accept or decline the offer at any time during this period.
- The highest bidder is held bound by his bid until 17:00 on Monday, 26 October 2026.
- This property is being sold subject to confirmation by the seller.
- Occupation upon registration of transfer or earlier negotiated.
- The property is purchased and sold "voetstoots" as is and the seller shall not be liable for any defects, patent, latent, or otherwise in the property nor for any damage occasioned to or suffered by the purchaser by reason of such defect. The Purchaser confirms that he or she has made the necessary enquiries with the local authority regarding compliance or non-compliance of improvements located on the property in respect of statutory requirements.
- The auctioneer or his agent shall be entitled to bid up to the reserve price but not matching or exceeding the reserve at the auction on behalf of the seller or as a proxy for a registered bidder.

REGISTRATION REQUIREMENTS:

- Onsite Bidders: FICA documents (ID & proof of residential address).
- Online & Telephone Bidders (via request only): R10,000 refundable registration deposit & FICA documents. www.online.bekkergroup.co.za

The above information and conditions are subject to amendments up until the date of the auction.



Frederick Bekker
(Professional Auctioneer, Professional Property Valuer & Sworn Appraiser)

TRANSFER DUTY & COST TABLE

Successful bid	10% deposit	Buyer's commission incl. VAT	Due within 24 hours	Transfer fees excl. duty	Transfer duty	Total transfer cost	Total acquisition budget
R1,000,000	R100,000	R74,750	R174,750	R32,940	R0	R32,940	R1,107,690
R1,100,000	R110,000	R82,225	R192,225	R35,479	R0	R35,479	R1,217,704
R1,210,000	R121,000	R90,447	R211,447	R37,837	R0	R37,837	R1,338,284
R1,300,000	R130,000	R97,175	R227,175	R37,837	R2,700	R40,537	R1,437,712
R1,400,000	R140,000	R104,650	R244,650	R37,837	R5,700	R43,537	R1,548,187
R1,500,000	R150,000	R112,125	R262,125	R40,194	R8,700	R48,894	R1,661,019
R1,600,000	R160,000	R119,600	R279,600	R40,194	R11,700	R51,894	R1,771,494
R1,663,800	R166,380	R124,369	R290,749	R42,552	R13,614	R56,166	R1,844,335
R1,800,000	R180,000	R134,550	R314,550	R42,552	R21,786	R64,338	R1,998,888
R2,000,000	R200,000	R149,500	R349,500	R44,909	R33,786	R78,695	R2,228,195
R2,200,000	R220,000	R164,450	R384,450	R47,902	R45,786	R93,688	R2,458,138
R2,329,300	R232,930	R174,115	R407,045.18	R50,259	R53,544	R103,803	R2,607,218

The transfer fee amount includes the attorney fee, postage and petties, VAT on the attorney fee, and Deeds Office fee.

Transfer duty is calculated separately at the 2026/27 SARS rate. At a successful bid of R1,210,000 or less, transfer duty is R0. The figures are not quotations and may change. The calculations assume that transfer duty, rather than VAT, applies to the sale, as stated in the auction conditions.

Total acquisition budget = successful bid + buyer's commission including VAT + indicative transfer cost. It excludes bond-registration costs, finance charges, any bank charges, moving costs, and ongoing property charges. The 10% deposit is already included in the successful bid and is not added a second time.

LATEST MUNICIPALITY ACCOUNT

VAT No. 4630193664
P.O. Box 19, George, 6530
71 York Street, Dormehls Drift, George, 6529
Phone: (044) 801-9111
Email: accounts@george.gov.za

[redacted]

George Municipality
Tax Invoice

Statement Date	2026-03-26
Tax Invoice Number	
Old Account Code	
Account Number	
Receipts Posted up to	2026-03-25
Guarantee/Deposit	R 1 300
Property Physical Address	St Georges Street
SG Number	C027/0002/00017160/00000
Market Value	R 1 600 000
Stand Size	316 m²
Account Type	Ow ner / Occupier
Client VAT Number	

[redacted]

SAVE WATER | SPAAR WATER | YONGA AMANZI

Services	Opening Balance	Receipts	Billed Amount	Billed VAT	Interest	Journals	Closing Balance
Electricity Basic	R 856.02	R 0.00	R 365.94	R 54.89	R 14.38	R 0.00	R 1 291.23
Property Rates	R 1 518.36	R 0.00	R 746.43	R 0.00	R 25.50	R 0.00	R 2 290.29
Sanitation Basic	R 775.30	R 0.00	R 331.43	R 49.71	R 13.02	R 0.00	R 1 169.46
Waste Disposal	R 617.47	R 0.00	R 332.59	R 49.89	R 10.44	R 0.00	R 1 010.39
Water Basic	R 365.66	R 0.00	R 156.31	R 23.45	R 6.14	R 0.00	R 551.56
Water Metered	R 160.55	R 0.00	R 0.00	R 0.00	R 2.74	R 0.00	R 163.29
Misce/Fdem /01 - Final Demand	R 74.87	R 0.00	R 0.00	R 0.00	R 0.64	R 0.00	R 75.51
Total	**R 4 368.23**	**R 0.00**	**R 1 932.70**	**R 177.94**	**R 72.86**	**R 0.00**	**R 6 551.73**

	Current	30 Days	60 Days	90 Days	120 Days	150 Days	180 Days	180+ Days
Total	R 2 183.50	R 2 382.10	R 1 986.13	R 0.00	R 0.00	R 0.00	R 0.00	R 0.00

Remaning Capital Amount	Intallment Amount	Remaining Period
R 0.00	R 0.00	

Amount Excl VAT Due	VAT Due	Total Amount Incl VAT Due	Due Date
R 6 007.29	R 544.44	**R 6 551.73**	**2026-04-23**

Water Details:

Type	Meter Number	Previous Reading	New Reading	Consumption	Reading Days
Water	HRM9287	1130	1130	0	31

Type	Previous Reading Date	New Reading Date	Factor	Reading Type
Water	20/01/2026	20/02/2026	1	Actual

Charge Type	Quantity	Interval	Tariff Rate	Amount Billed	VAT Billed	Total Billed
Basic Fixed	1.00	1	R 156.31	R 156.31	R 23.45	R 179.76

Water Consumption/Verbruik(kl)



Electricity Details:

Type	Tariff	Meter Number	Meter Connection Size
Pre-Paid	PDOM	01347170258	40 Amps

Payment Details

Smart Water Meter
My Smart City
REPORT FRAUD

Bank: First National Bank
Account Number: 62869623150
Branch Code: 250655
VAT No: 4630193664
Swift Code: FIRNZAJJ
Type: Cheque
Ref. Nr: GRG23671

9153000000000000236716

Proof of payments to: payments@george.gov.za
Queries to: accounts@george.gov.za