BEKKER GROUP

AUCTIONS | PROPERTIES | VALUERS



Live Onsite Auction
17 December 2026 @ 10:00

ON AUCTION

Sectional-Title Apartments 110, 206, 308 Arbour Nature Estate, Heather Park, George

Each apartment will be auctioned separately.

Viewing Days:

- 2 & 9 December from 13:00 – 14:00
- 16 December from 12:00 – 14:00

066 247 1374
fred@bekkergroup.co.za

PROPERTY DESCRIPTION

Two-Bedroom Mountain View Apartment

- Sectional title apartment situated in the Southfork building block
- Apartment size: 55 m²
- Mountain views
- Approximately 200 m from the clubhouse
- 2 bedrooms with built-in cupboards
- 2 bathrooms (one en-suite)
- Open-plan kitchen, dining and living area
- Kitchen equipped with connections for a washing machine and dishwasher
- Quality vinyl flooring and fitted blinds
- Private balcony with a built-in braai
- Lift and staircase access
- 2 unallocated parking bays
- Pets permitted subject to approval and conditions (refer to HOA Estate Rules - click here)
- Maximum occupancy of 2 persons per bedroom
- Fibre internet infrastructure installed (Bunny Digital is the exclusive fibre infrastructure operator)
- Estate amenities include: Fully equipped gym, heated swimming pool, padel court, outdoor entertainment areas, outdoor cinema with LED screen, clubhouse, co-working space, dog park and backup generator
- Security: Controlled access and electric perimeter fencing. Armed response services are restricted to the estate's appointed provider.

Municipal Information

- **Monthly Municipal Account:** ±R1,600
- **Monthly Levy:** R1,395.87
- **Zoning:** Residential
- **Water:** Pre-paid
- **Electricity:** Pre-paid
- **Latest municipal value** effective from 1 July 2027: R2,530,000

Levy (Oct 2026)	704.91
Balcony (Oct 2026)	25.63
Reserve Fund Levy (Oct 2026)	176.23
Parking Levy (Oct 2026)	250.00
CSOS Levy (Oct 2026)	4.10
Utility Management (Oct 2026)	235.00

Each apartment will be auctioned individually.
View HOA Estate Rules here.

APARTMENT 110
SOLD WITH FURNITURE

SECTION NUMBER 1110 OF THE SECTIONAL TITLE SCHEME 74/2026 KNOWN AS SS ARBOUR NATURE ESTATE SITUATED ON ERF 29956 GEORGE

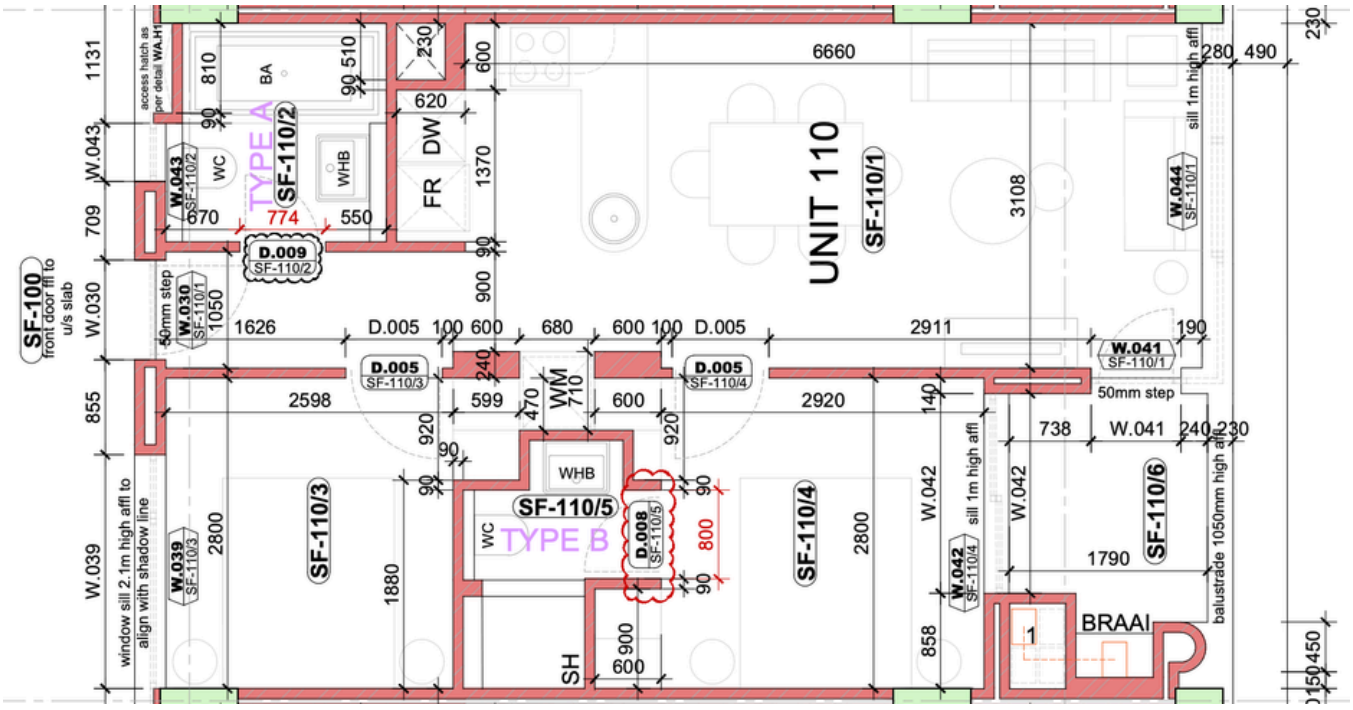
Address
Apartment 110, Ansius Lategan Avenue, Arbour Nature Estate, Heather Park, George, 6529

Held by Deed of Transfer
ST8802/2026

Unit Size
55 m²

Sold with furniture.

Currently short-term rental.



YouTube Click here to view the video of this unit.

Each apartment will be auctioned individually.
View HOA Estate Rules here.













APARTMENT 206
VACANT

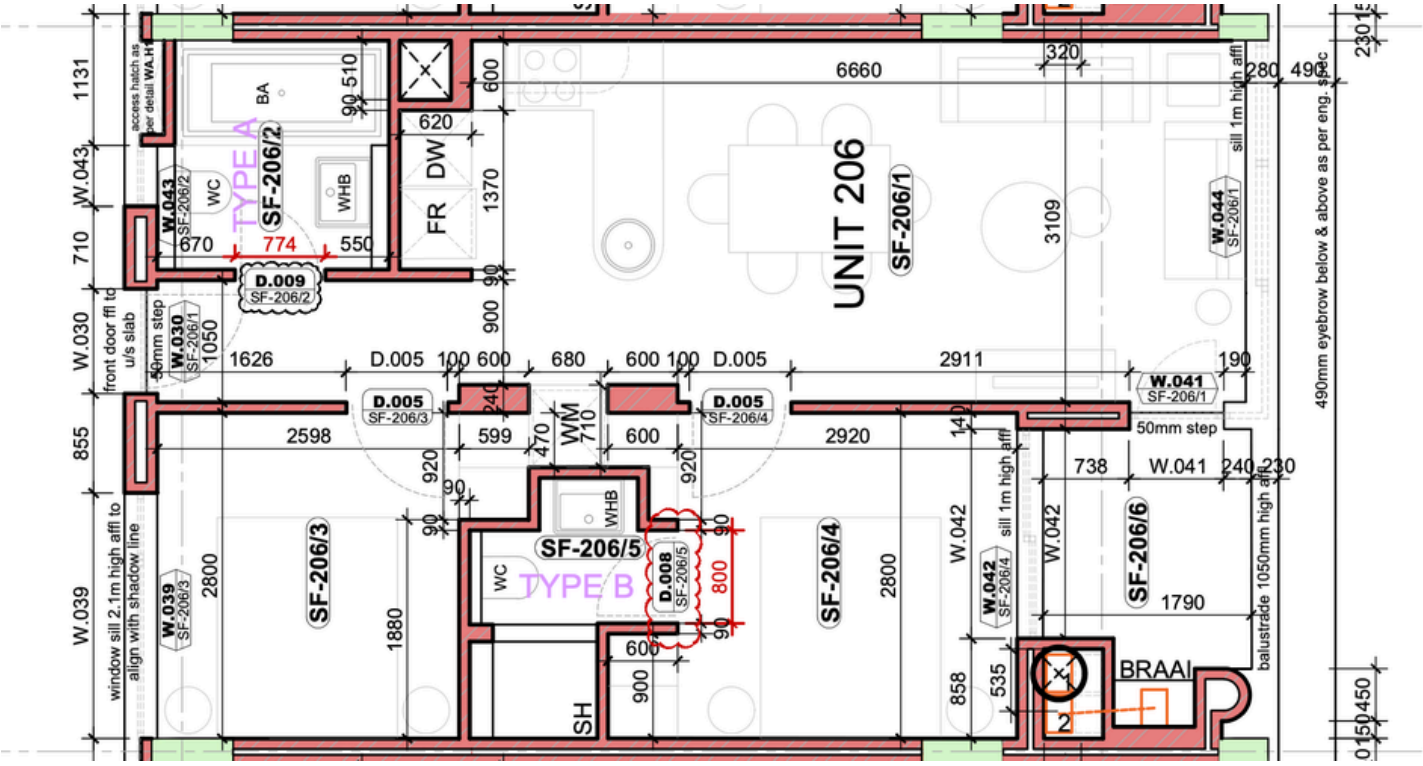
SECTION NUMBER 1206 OF THE SECTIONAL TITLE SCHEME 74/2026 KNOWN AS SS ARBOUR NATURE ESTATE SITUATED ON ERF 29956 GEORGE

Address
Apartment 206, Ansius Lategan Avenue, Arbour Nature Estate, Heather Park, George, 6529

Held by Deed of Transfer
ST8809/2026

Unit Size
55 m²

Currently vacant.



YouTube Click here to view the video of this unit.

Each apartment will be auctioned individually.
View HOA Estate Rules here.













APARTMENT 308
TENANT

SECTION NUMBER 1308 OF THE SECTIONAL TITLE SCHEME 74/2026 KNOWN AS SS ARBOUR NATURE ESTATE SITUATED ON ERF 29956 GEORGE

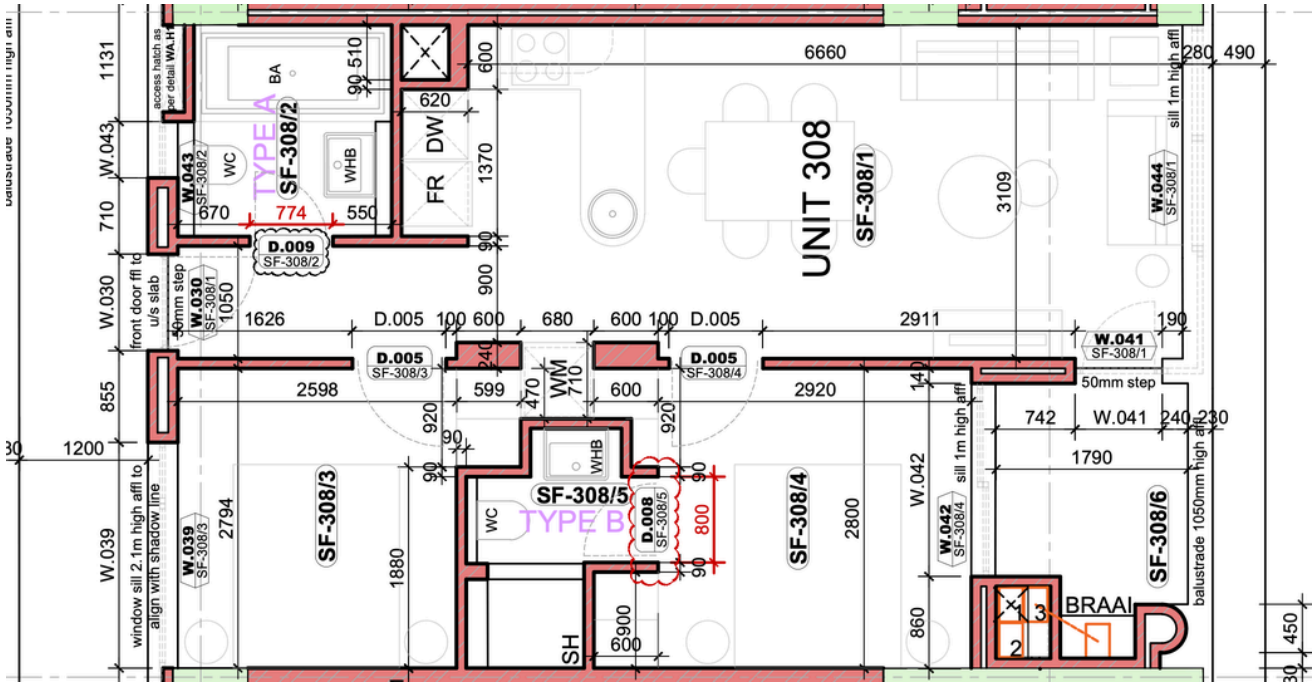
Address
Apartment 308, Ansius Lategan Avenue, Arbour Nature Estate, Heather Park, George, 6529

Held by Deed of Transfer
ST8819/2026

Unit Size
55 m²

Lease Agreement Summary

- **Start date:** 1 May 2026
- **Monthly rent:** R12,000
- **Additional charges:** Pre-paid electricity and water
- **Number of renewals:** Three one-year renewal periods.
- **Notice requirements:**
  - The lease is deemed renewed for successive one-year periods unless the tenant gives written notice of non-renewal.
  - The tenant must give written notice of non-renewal at least three months before the relevant renewal period.
  - The landlord may terminate at any time with at least three months' written notice.



YouTube Click here to view the video of this unit.

Each apartment will be auctioned individually.
View HOA Estate Rules here.




SEEDS


SEEDS







SUMMARY OF CONDITIONS OF SALE

CONDITIONS OF SALE FOR THE HIGHEST BIDDER / PURCHASER:

- **10%** Deposit payable into the auctioneer's trust account by the fall of the hammer.
- Buyer's commission of **6.9%** (inclusive of VAT) payable to the auctioneer by 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.**
- **The sale is subject to the current lease agreement.**
- All costs in respect of giving and taking of transfer (seller will appoint conveyancer).
- The SELLER will be responsible for settling any outstanding municipal rates and taxes.
- The SELLER shall at his own cost obtain the certificates of compliance (CoCs) for electrical and gas installations, and a borer-beetle certificate if applicable.
- **It shall be at the seller's discretion to accept the highest offer by the fall of the hammer or to keep it open for higher offers. Should the seller decide to keep it open for higher offers, the period for higher offers ends on Wednesday, 23 December @ 17:00. The seller will accept/decline the highest offer by Monday, 28 December @ 17:00.**
- **The seller reserves the right to accept or decline the offer at any time during this period.**
- **The highest bidder is bound by his/her bid until 17:00 on Monday, 28 December 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.

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

BOSHOFF INC/ING
ATTORNEYS • NOTARIES • CONVEYANCERS

TRANSFER & BOND FEE SCHEDULE

AUGUST 2025

TRANSFER COSTS							BOND COSTS					
PURCHASE PRICE	TRANSFER DUTY	FEES	VAT 15%	DEEDS OFFICE FEE	POST & PETTIES	TOTAL TRANSFER COSTS	BOND AMOUNT	FEES	VAT 15%	DEEDS OFFICE FEE	POST & PETTIES	TOTAL BOND COSTS
R 300 000,00	R -	R 10 880,00	R 1 632,00	R 727,00	R 1 000,00	R 14 239,00	R 300 000,00	R 10 880,00	R 1 632,00	R 727,00	R 1 000,00	R 14 239,00
R 350 000,00	R -	R 11 940,00	R 1 791,00	R 906,00	R 1 000,00	R 15 637,00	R 350 000,00	R 11 940,00	R 1 791,00	R 906,00	R 1 000,00	R 15 637,00
R 400 000,00	R -	R 13 000,00	R 1 950,00	R 906,00	R 1 000,00	R 16 856,00	R 400 000,00	R 13 000,00	R 1 950,00	R 906,00	R 1 000,00	R 16 856,00
R 450 000,00	R -	R 14 060,00	R 2 109,00	R 906,00	R 1 000,00	R 18 075,00	R 450 000,00	R 14 060,00	R 2 109,00	R 906,00	R 1 000,00	R 18 075,00
R 500 000,00	R -	R 15 120,00	R 2 268,00	R 906,00	R 1 000,00	R 19 294,00	R 500 000,00	R 15 120,00	R 2 268,00	R 906,00	R 1 000,00	R 19 294,00
R 550 000,00	R -	R 17 170,00	R 2 575,50	R 906,00	R 1 000,00	R 21 651,50	R 550 000,00	R 17 170,00	R 2 575,50	R 906,00	R 1 000,00	R 21 651,50
R 600 000,00	R -	R 17 170,00	R 2 575,50	R 906,00	R 1 000,00	R 21 651,50	R 600 000,00	R 17 170,00	R 2 575,50	R 906,00	R 1 000,00	R 21 651,50
R 650 000,00	R -	R 19 220,00	R 2 883,00	R 1 275,00	R 1 000,00	R 24 378,00	R 650 000,00	R 19 220,00	R 2 883,00	R 1 275,00	R 1 000,00	R 24 378,00
R 700 000,00	R -	R 19 220,00	R 2 883,00	R 1 275,00	R 1 000,00	R 24 378,00	R 700 000,00	R 19 220,00	R 2 883,00	R 1 275,00	R 1 000,00	R 24 378,00
R 750 000,00	R -	R 21 270,00	R 3 190,50	R 1 275,00	R 1 000,00	R 26 735,50	R 750 000,00	R 21 270,00	R 3 190,50	R 1 275,00	R 1 000,00	R 26 735,50
R 800 000,00	R -	R 21 270,00	R 3 190,50	R 1 275,00	R 1 000,00	R 26 735,50	R 800 000,00	R 21 270,00	R 3 190,50	R 1 275,00	R 1 000,00	R 26 735,50
R 850 000,00	R -	R 23 320,00	R 3 498,00	R 1 464,00	R 1 000,00	R 29 282,00	R 850 000,00	R 23 320,00	R 3 498,00	R 1 464,00	R 1 000,00	R 29 282,00
R 900 000,00	R -	R 23 320,00	R 3 498,00	R 1 464,00	R 1 000,00	R 29 282,00	R 900 000,00	R 23 320,00	R 3 498,00	R 1 464,00	R 1 000,00	R 29 282,00
R 950 000,00	R -	R 25 370,00	R 3 805,50	R 1 464,00	R 1 000,00	R 31 639,50	R 950 000,00	R 25 370,00	R 3 805,50	R 1 464,00	R 1 000,00	R 31 639,50
R 1 000 000,00	R -	R 25 370,00	R 3 805,50	R 1 464,00	R 1 000,00	R 31 639,50	R 1 000 000,00	R 25 370,00	R 3 805,50	R 1 464,00	R 1 000,00	R 31 639,50
R 1 100 000,00	R -	R 27 420,00	R 4 113,00	R 1 646,00	R 1 000,00	R 34 179,00	R 1 100 000,00	R 27 420,00	R 4 113,00	R 1 646,00	R 1 000,00	R 34 179,00
R 1 200 000,00	R -	R 27 420,00	R 4 113,00	R 1 646,00	R 1 000,00	R 34 179,00	R 1 200 000,00	R 27 420,00	R 4 113,00	R 1 646,00	R 1 000,00	R 34 179,00
R 1 300 000,00	R 2 700,00	R 29 470,00	R 4 420,50	R 1 646,00	R 1 000,00	R 39 236,50	R 1 300 000,00	R 29 470,00	R 4 420,50	R 1 646,00	R 1 000,00	R 36 536,50
R 1 400 000,00	R 5 700,00	R 29 470,00	R 4 420,50	R 1 646,00	R 1 000,00	R 42 236,50	R 1 400 000,00	R 29 470,00	R 4 420,50	R 1 646,00	R 1 000,00	R 36 536,50
R 1 500 000,00	R 8 700,00	R 31 520,00	R 4 728,00	R 1 646,00	R 1 000,00	R 47 594,00	R 1 500 000,00	R 31 520,00	R 4 728,00	R 1 646,00	R 1 000,00	R 38 894,00
R 1 600 000,00	R 11 700,00	R 31 520,00	R 4 728,00	R 1 646,00	R 1 000,00	R 50 594,00	R 1 600 000,00	R 31 520,00	R 4 728,00	R 1 646,00	R 1 000,00	R 38 894,00
R 1 700 000,00	R 15 786,00	R 33 570,00	R 5 035,50	R 1 646,00	R 1 000,00	R 57 037,50	R 1 700 000,00	R 33 570,00	R 5 035,50	R 1 646,00	R 1 000,00	R 41 251,50
R 1 800 000,00	R 21 786,00	R 33 570,00	R 5 035,50	R 1 646,00	R 1 000,00	R 63 037,50	R 1 800 000,00	R 33 570,00	R 5 035,50	R 1 646,00	R 1 000,00	R 41 251,50
R 1 900 000,00	R 27 786,00	R 35 620,00	R 5 343,00	R 1 646,00	R 1 000,00	R 71 395,00	R 1 900 000,00	R 35 620,00	R 5 343,00	R 1 646,00	R 1 000,00	R 43 609,00
R 2 000 000,00	R 33 786,00	R 35 620,00	R 5 343,00	R 1 646,00	R 1 000,00	R 77 395,00	R 2 000 000,00	R 35 620,00	R 5 343,00	R 1 646,00	R 1 000,00	R 43 609,00
R 2 200 000,00	R 45 786,00	R 37 670,00	R 5 650,50	R 2 281,00	R 1 000,00	R 92 387,50	R 2 200 000,00	R 37 670,00	R 5 650,50	R 2 281,00	R 1 000,00	R 46 601,50
R 2 400 000,00	R 59 200,00	R 39 720,00	R 5 958,00	R 2 281,00	R 1 000,00	R 108 159,00	R 2 400 000,00	R 39 720,00	R 5 958,00	R 2 281,00	R 1 000,00	R 48 959,00
R 2 600 000,00	R 75 200,00	R 41 770,00	R 6 265,50	R 2 281,00	R 1 000,00	R 126 516,50	R 2 600 000,00	R 41 770,00	R 6 265,50	R 2 281,00	R 1 000,00	R 51 316,50
R 2 800 000,00	R 91 200,00	R 43 820,00	R 6 573,00	R 2 281,00	R 1 000,00	R 144 874,00	R 2 800 000,00	R 43 820,00	R 6 573,00	R 2 281,00	R 1 000,00	R 53 674,00
R 3 000 000,00	R 107 356,00	R 45 870,00	R 6 880,50	R 2 281,00	R 1 000,00	R 163 387,50	R 3 000 000,00	R 45 870,00	R 6 880,50	R 2 281,00	R 1 000,00	R 56 031,50
R 3 200 000,00	R 129 356,00	R 47 920,00	R 7 188,00	R 2 281,00	R 1 000,00	R 187 745,00	R 3 200 000,00	R 47 920,00	R 7 188,00	R 2 281,00	R 1 000,00	R 58 389,00
R 3 400 000,00	R 151 356,00	R 49 970,00	R 7 495,50	R 2 281,00	R 1 000,00	R 212 102,50	R 3 400 000,00	R 49 970,00	R 7 495,50	R 2 281,00	R 1 000,00	R 60 746,50
R 3 600 000,00	R 173 356,00	R 52 020,00	R 7 803,00	R 2 281,00	R 1 000,00	R 236 460,00	R 3 600 000,00	R 52 020,00	R 7 803,00	R 2 281,00	R 1 000,00	R 63 104,00
R 3 800 000,00	R 195 356,00	R 54 070,00	R 8 110,50	R 2 281,00	R 1 000,00	R 260 817,50	R 3 800 000,00	R 54 070,00	R 8 110,50	R 2 281,00	R 1 000,00	R 65 461,50
R 4 000 000,00	R 217 356,00	R 56 120,00	R 8 418,00	R 2 281,00	R 1 000,00	R 285 175,00	R 4 000 000,00	R 56 120,00	R 8 418,00	R 2 281,00	R 1 000,00	R 67 819,00
R 4 200 000,00	R 239 356,00	R 58 170,00	R 8 725,50	R 2 767,00	R 1 000,00	R 310 018,50	R 4 200 000,00	R 58 170,00	R 8 725,50	R 2 767,00	R 1 000,00	R 70 662,50
R 4 400 000,00	R 261 356,00	R 60 220,00	R 9 033,00	R 2 767,00	R 1 000,00	R 334 376,00	R 4 400 000,00	R 60 220,00	R 9 033,00	R 2 767,00	R 1 000,00	R 73 020,00
R 4 600 000,00	R 283 356,00	R 62 270,00	R 9 340,50	R 2 767,00	R 1 000,00	R 358 733,50	R 4 600 000,00	R 62 270,00	R 9 340,50	R 2 767,00	R 1 000,00	R 75 377,50
R 4 800 000,00	R 305 356,00	R 64 320,00	R 9 648,00	R 2 767,00	R 1 000,00	R 383 091,00	R 4 800 000,00	R 64 320,00	R 9 648,00	R 2 767,00	R 1 000,00	R 77 735,00
R 5 000 000,00	R 327 356,00	R 66 370,00	R 9 955,50	R 2 767,00	R 1 000,00	R 407 448,50	R 5 000 000,00	R 66 370,00	R 9 955,50	R 2 767,00	R 1 000,00	R 80 092,50
R 5 500 000,00	R 382 356,00	R 71 530,00	R 10 729,50	R 2 767,00	R 1 000,00	R 468 382,50	R 5 500 000,00	R 71 530,00	R 10 729,50	R 2 767,00	R 1 000,00	R 86 026,50
R 6 000 000,00	R 437 356,00	R 71 530,00	R 10 729,50	R 2 767,00	R 1 000,00	R 523 382,50	R 6 000 000,00	R 71 530,00	R 10 729,50	R 2 767,00	R 1 000,00	R 86 026,50
R 6 500 000,00	R 492 356,00	R 76 690,00	R 11 503,50	R 3 296,00	R 1 000,00	R 584 845,50	R 6 500 000,00	R 76 690,00	R 11 503,50	R 3 296,00	R 1 000,00	R 92 489,50
R 7 000 000,00	R 547 356,00	R 76 690,00	R 11 503,50	R 3 296,00	R 1 000,00	R 639 845,50	R 7 000 000,00	R 76 690,00	R 11 503,50	R 3 296,00	R 1 000,00	R 92 489,50
R 7 500 000,00	R 602 356,00	R 81 850,00	R 12 277,50	R 3 296,00	R 1 000,00	R 700 779,50	R 7 500 000,00	R 81 850,00	R 12 277,50	R 3 296,00	R 1 000,00	R 98 423,50
R 8 000 000,00	R 657 356,00	R 81 850,00	R 12 277,50	R 3 296,00	R 1 000,00	R 755 779,50	R 8 000 000,00	R 81 850,00	R 12 277,50	R 3 296,00	R 1 000,00	R 98 423,50
R 8 500 000,00	R 712 356,00	R 87 010,00	R 13 051,50	R 3 853,00	R 1 000,00	R 817 270,50	R 8 500 000,00	R 87 010,00	R 13 051,50	R 3 853,00	R 1 000,00	R 104 914,50
R 9 000 000,00	R 767 356,00	R 87 010,00	R 13 051,50	R 3 853,00	R 1 000,00	R 872 270,50	R 9 000 000,00	R 87 010,00	R 13 051,50	R 3 853,00	R 1 000,00	R 104 914,50
R 9 500 000,00	R 822 356,00	R 92 170,00	R 13 825,50	R 3 853,00	R 1 000,00	R 933 204,50	R 9 500 000,00	R 92 170,00	R 13 825,50	R 3 853,00	R 1 000,00	R 110 848,50
R 10 000 000,00	R 877 356,00	R 92 170,00	R 13 825,50	R 3 853,00	R 1 000,00	R 988 204,50	R 10 000 000,00	R 92 170,00	R 13 825,50	R 3 853,00	R 1 000,00	R 110 848,50

Errors and omissions excepted (E&OE)

The abovementioned costs do not make provision for or excludes:
FICA Fees, Levies, Exclusive Use Areas, Bank Fees, Insurance Certificate (if applicable, HOA levies, rates and taxes etc.)