

ROOT
AFRICA



AUCTION ON SITE MOSES KOTANE MUNICIPALITY

**4 BEDROOM HOME & HOUSEHOLD
FURNITURE IN MOGWASE UNIT 2**

WEDNESDAY, 26 AUGUST 2026 @ 11H00



TABLE OF CONTENT

1. DISCLAIMER	3
2. PROPERTY AUCTION DETAILS.....	4
3. LOCALITY.....	5
4. PROPERTY DETAILS.....	6
5. PROPERTY PHOTOS.....	7
6. PROPERTY AUCTION PROCEDURE.....	10
7. LOOSE ASSET AUCTION DETAILS.....	12
8. ASSET DESCRIPTION.....	13
9. PHOTOS OF LOOSE ASSETS.....	14
10. LOOSE ASSET AUCTION PROCEDURE.....	20

1. DISCLAIMER

Whilst all reasonable care has been taken to provide accurate information, neither Root-X Auctioneers, nor the Seller/s guarantee the correctness of the information, provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to the negligence or otherwise of Root-X Auctioneers or the Sellers or any other person. The Consumer Protection Regulations as well as the Rules of Auction can be viewed at www.rootx.co.za or at 526 Atterbury Road, Menlo Park, Pretoria.

Bidders must register to bid and provide original proof of identity and residence on registration.

The Rules of Auction contain the registration requirements if you intend to bid on behalf of another person or an entity. The above lots are all subject to a reserve price and the sale by auction is subject to a right to bid by or on behalf of the owner or auctioneer.



2. PROPERTY AUCTION DETAILS

Auction date: **WEDNESDAY, 26 AUGUST 2026 @ 11H00**

Auction : The auction will be held on site:
NR 739 KUDU STREET, MOGWASE UNIT 2
GPS: <https://maps.app.goo.gl/bfWgAumoobLJEp1s7>

Contact: Belinda Fouche – 076 084 8013 / belinda@rootx.co.za
Donné du Toit – 071 683 2480 / donne@rootx.co.za

Terms:

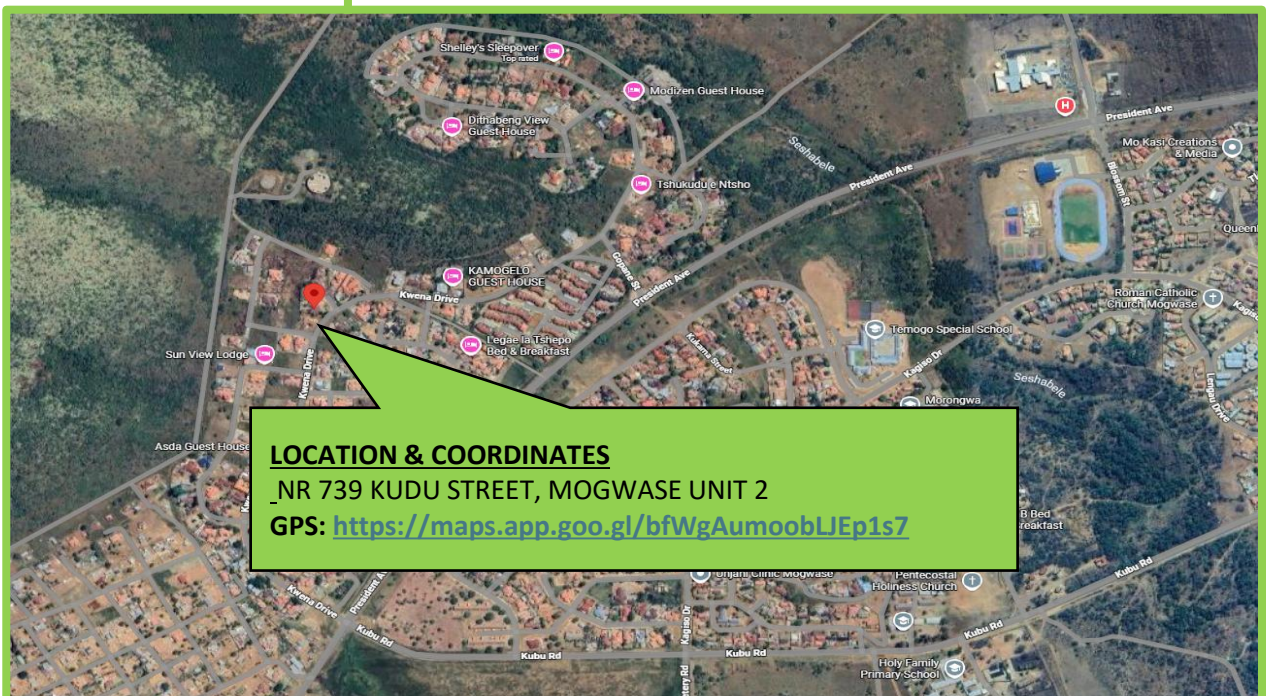
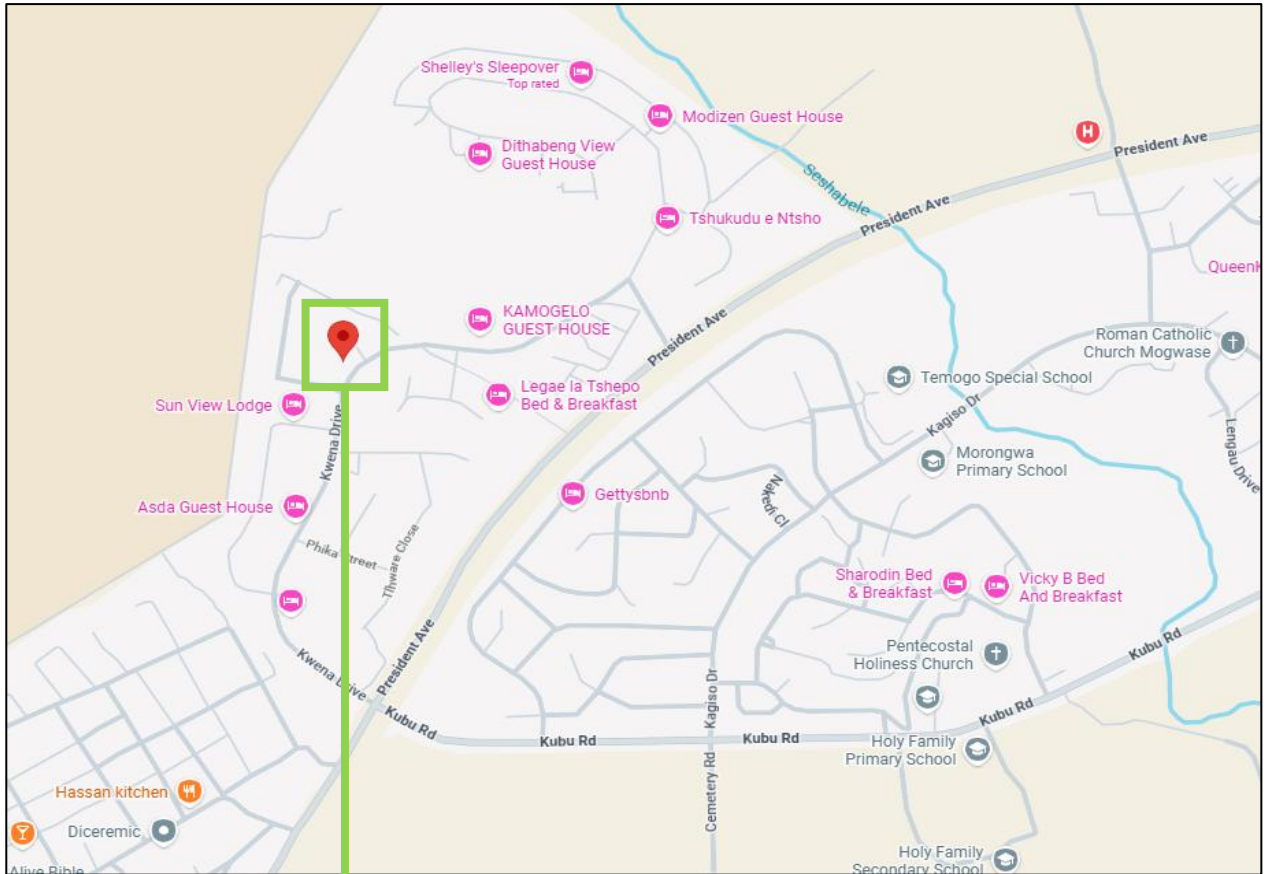
- 10% Deposit + Buyers Commission + Vat on Commission payable immediately at the fall of the hammer.
- FICA documents are required to participate in the auction.
- 45 Days for Guarantees from date of Acceptance of the offer by the Seller
- Occupation on registration.
- Electrical COC, BUILDING PLANS and all certificates necessary for the successful registration of the transfer are for the account of the PURCHASER.

Confirmation: Within 7 -14 Days from date of Auction

Viewing: **HALF AN HOUR PRIOR TO AUCTION**

Any outstanding Levies, rates and taxes or any other municipal costs for the account of the SELLER.

3. LOCALITY



4. PROPERTY DETAILS

LEGAL DESCRIPTION	ERF 739 MOGWASE UNIT 2
ERF SIZE	1532 sqm
MUNICIPALITY	MOSES KOTANE LOCAL MUNICIPALITY
ZONING	RESIDENTIAL
RATES AND TAXES	TBC

NR 739 KUDU STREET, MOGWASE UNIT 2

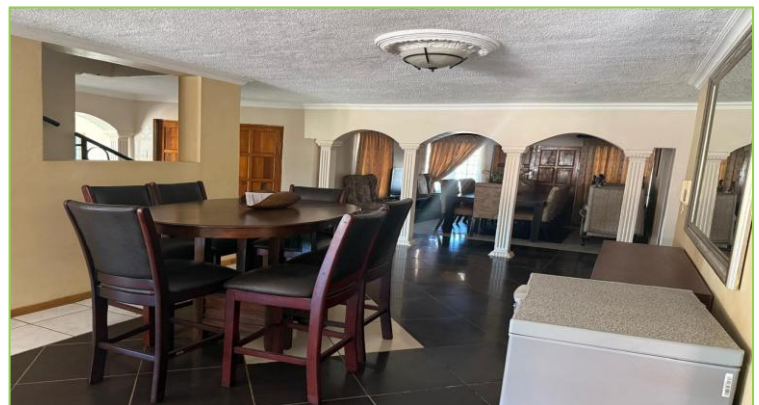
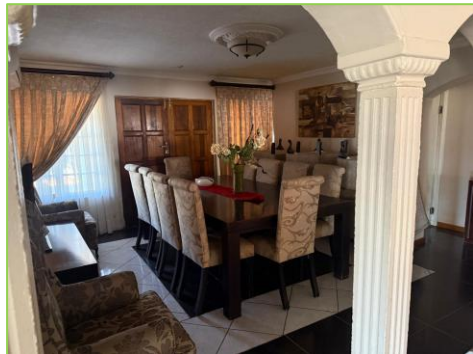
- 4X BEDROOMS
- 2X BATHROOMS
- GUEST TOILET
- LOUNGE
- DINING ROOM
- LIVING ROOM
- KITCHEN WITH BREAKFAST NOOK
- SCULLERY
- LAUNDRY ROOM
- GUEST ROOM EN-SUITE
- BALCONY
- SWIMMING POOL
- 2X JOJO TANKS
- LAPA WITH BUILT-IN BRAAI
- DOUBLE GARAGE
- 6X VEHICLE PARKINGS

ERF SIZE: 1532 sqm

5. PROPERTY PHOTOS



5. PROPERTY PHOTOS (CONTINUE)



5. PROPERTY PHOTOS (CONTINUE)



6. PROPERTY AUCTION PROCEDURE

1. The rules of auction comply with section 45 of the Consumer Protection Act, Act 68 of 2008 (“the Act”) and with the Consumer Protection Act Regulations (“the Regulations”) that have been published in terms thereof in Government Gazette No. 34180 on 1 April 2011 (Volume 550) and any amendments thereto from time to time.
2. The auction will commence at the published time and will not be delayed to allow any specific person or more persons to take part in the auction.
3. Registration to bid at the auction:
 - 3.1 Anyone that intends to bid at the auction must register his or her identity on the bidder’s record **prior to the commencement of the auction** and such registration must meet the requirements of FICA (Financial Intelligence Centre Act, 2001) in respect of the establishment and verification of identity of the person and the person must sign the registration entry.
 - 3.2 A person who attends the auction to **bid on behalf of another person (i.e. on behalf of a company)** must produce a letter of authority that expressly authorises him or her to bid on behalf of that person. Where a person is bidding on behalf of a company the letter of authority must appear on the letterhead of the company and must be accompanied by a certified copy of the resolution authorising him or her to bid on behalf of the company.
4. Root X Auctioneers has a trust account. All money due to the seller in terms of the Rules of Auction and the commission will be paid into the trust account of the Auctioneer.
5. The auctioneer will during the auction announce the reason for the auction unless that reason is the normal and voluntary disposal of property by the seller.
6. The conduct of the auction is subject to the control of the auctioneer who has the sole right to regulate the bidding procedure.
7. The sale shall be by the rise and the property shall be sold to the highest bidder subject to the Rules of Auction.

6. PROPERTY AUCTION PROCEDURE *(CONTINUE)*

8. Every bid shall constitute an offer to purchase the property for the amount bid upon the terms and conditions contained herein, which the seller or the auctioneer may accept or reject in their absolute discretion. The seller shall be entitled, in its absolute discretion, to withdraw the property from sale.
9. If no bid equals or exceeds the reserve price, where applicable, the property may be withdrawn from the auction. The seller shall be entitled to instruct the auctioneer to accept any lower bid.
10. In the event of any dispute between the bidders, the decision of the auctioneer shall be final and binding.
11. Any error by the auctioneer shall be entitled to be corrected by him.
12. No bid may be withdrawn after the fall of the hammer until the expiry of the confirmation period that is provided for in the Rules of Auction, during which time the offer shall be open for acceptance by the seller or his agent and if the offer is accepted, the sale shall be deemed to be a sale by auction for purposes of the Act.
13. The highest bidder ("the purchaser") will sign the Contract at the fall of the hammer.

We always assure you of our best efforts

7. LOOSE ASSET AUCTION DETAILS

Auction date: **WEDNESDAY, 26 AUGUST 2026**
**(LOOSE ASSETS WILL BE SOLD IMMEDIATELY
FOLLOWING THE PROPERTY AUCTION)**

Auction : The auction will be held on site:
NR 739 KUDU STREET, MOGWASE UNIT 2
GPS: <https://maps.app.goo.gl/bfWgAumoobLJEp1s7>

Auctioneer: Dirk Pienaar

Contact: Bianca – 071 439 2189 / bianca@rootx.co.za

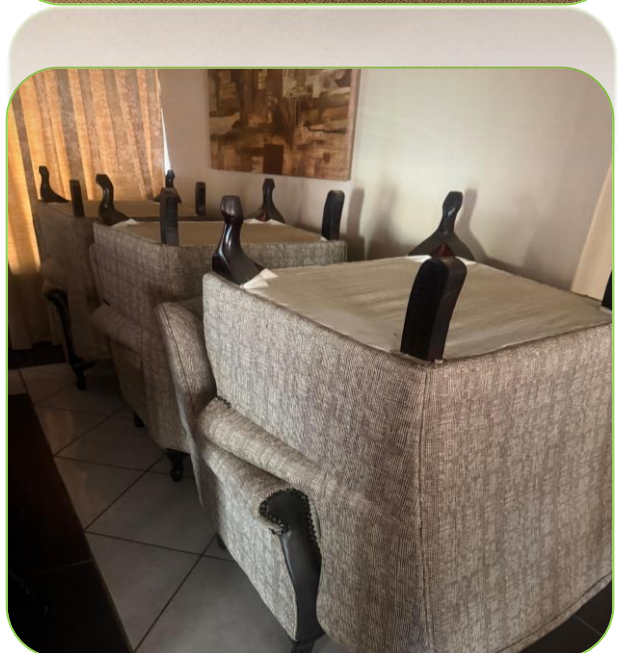
Terms:

- **R 5 000.00** Refundable Registration Fee Payable - Card Machine Available On Site – EFT Available / Cash Accepted
- Pre-registration is available.
- Payment for all assets must commence on the same day of purchase.
- 2.5% handling fee applies to all card payments, cash transactions, and direct deposits.
- For banking details, please contact Bianca directly.
- Kindly email your proof of payment, along with your full name and contact number, to: bianca@rootx.co.za

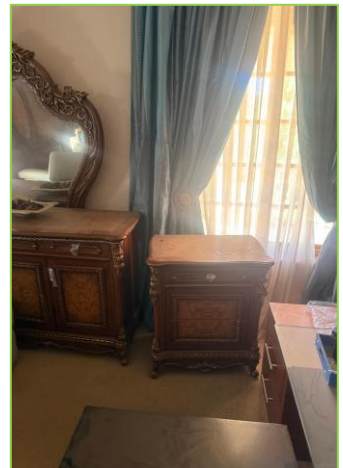
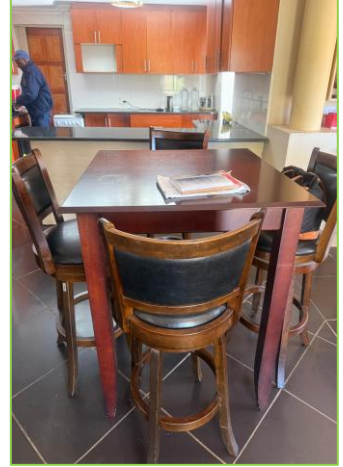
Viewing: **TUESDAY, 25 AUGUST 2026 FROM 09:00-15:00**

8. ASSET DESCRIPTION

- Household Furniture
- Household Appliances
- Office Equipment



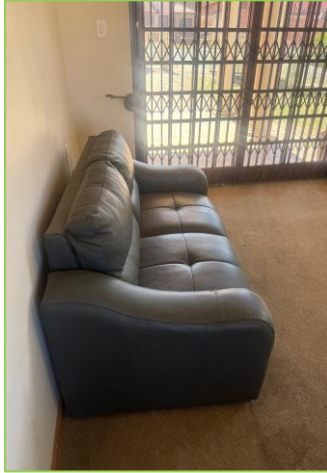
9. PHOTOS OF LOOSE ASSETS



9. PHOTOS OF LOOSE ASSETS (CONTINUE)



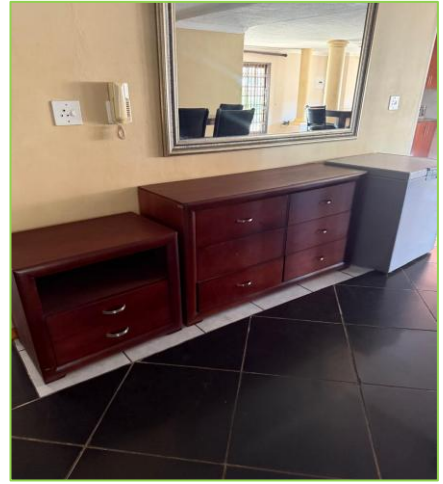
9. PHOTOS OF LOOSE ASSETS (CONTINUE)



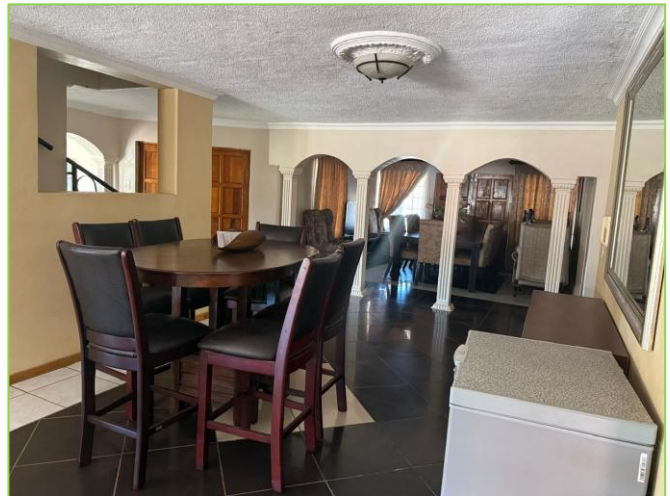
9. PHOTOS OF LOOSE ASSETS (CONTINUE)



9. PHOTOS OF LOOSE ASSETS (CONTINUE)



9. PHOTOS OF LOOSE ASSETS (CONTINUE)



10. LOOSE ASSET AUCTION PROCEDURE

The rules of auction comply with section 45 of the consumer protection act, act 68 of 2008 ("the act") and with the consumer protection act regulations ("the regulations") that have been published in terms thereof in government gazette no. 34180 on 1 April 2011 (volume 550) and any amendments thereto from time to time. Section 45 subsection (2) of the act provides that: "when goods are put up for sale by auction in lots, each lot is, unless there is evidence to the contrary, regarded to be the subject of a separate transaction."

The auction will commence at the published time and will not be delayed allowing any specific person or more persons to take part in the auction.

Registration to bid at the auction: The right of admission to the auction is reserved. All persons, including buyers who enter the auction venue do so at their own risk. The Auctioneer shall have the right to refuse to register any natural or juristic person at their sole discretion who does not comply with the registration process and shall have the right to request additional information and documentation to assist them in deciding as to whether to permit access to their services. Anyone that intends to bid at the auction must register his or her identity on the bidder's record prior to the commencement of the auction and such registration must meet the requirements of FICA (financial intelligence centre act, 2001) in respect of the establishment and verification of identity of the person and the person must sign the registration entry.

A person who attends the auction to bid on behalf of another person (I.E. On behalf of a company) must produce a letter of authority that expressly authorizes him or her to bid on behalf of that person. Where a person is bidding on behalf of a company the letter of authority must appear on the letterhead of the company and must be accompanied by a certified copy of the resolution authorizing him or her to bid on behalf of the company. The bidder's record and the vendor roll will be made available for inspection at the offices of Root-X Auctioneers during normal business hours without the charge of a fee. The bidders' record will also be available for inspection at the auction.

Root-X Auctioneers has a trust account. All money due to the seller in terms of the rules of auction will be paid into this trust account for the benefit of the seller, minus any commission payable to Root-X Auctioneers.

The auctioneer will during the auction announce the reason for the auction unless that reason is the normal and voluntary disposal of assets by the seller. The conduct of the auction is subject to the control of the auctioneer who has the sole right to regulate the bidding procedure.

The sale shall be by the rise, and the assets shall be sold to the highest bidder subject to the rules of auction. Every prospective bidder must read the rules of auction and must not bid unless he or she has done so.

All the goods are sold voetstoots. Root-X Auctioneers do not hold themselves responsible for any error of description, genuineness or authenticity for any fault or defect in any lot and make no warranties whatsoever. No statement whether oral or written shall be deemed a guarantee, warranty or representation. Care is taken to ensure that statement as to origin, date, age, attributes and condition is reliable and accurate, but all such statements are statements of opinion and are not to be taken as statements or representation of the fact

All goods must be inspected by the purchaser prior to sale. The auctioneers may divide, combine, or withdraw any lots at their discretion. At the fall of the hammer any lot(s) remain the responsibility of the purchaser and the purchaser's expense. A sale by auction is complete when the auctioneer announces its completion by the fall of the hammer. If the purchaser should default in the payment of any lot(s), such lot(s) may be submitted for future sale at the risk of the defaulter without reserve and any loss will be of the defaulter.

10. LOOSE ASSET AUCTION PROCEDURE (CONTINUE)

Every bid shall constitute a purchase of the asset / lot, for the amount bid upon the terms and conditions contained herein, which the seller or the auctioneer may accept or reject in their absolute discretion. The seller shall be entitled, in its absolute discretion, to withdraw the assets from sale prior to acceptance by the seller. If no bid equals or exceeds the reserve price, where applicable, the assets / lots may be withdrawn from the auction. The seller shall be entitled to instruct the auctioneer to accept any lower bid.

In the event of any dispute between the bidders, the decision of the auctioneer shall be final and binding. Any error by the auctioneer shall be entitled to be corrected by him.

No bid may be withdrawn after the fall of the hammer until the expiry of the confirmation period that is provided for in the rules of auction, during which time the offer shall be open for acceptance by the seller or his agent and if the offer is accepted, the sale shall be deemed to be a sale by auction for purposes of the act.

The highest bidder ("The purchaser") shall receive an invoice for payment, immediately after the auction. The party's consent to the jurisdiction of the magistrate's court in terms of section 45 of act 32 of 1994 as amended for all purposes in terms of this agreement. Root-X Auctioneers however shall be entitled at its sole discretion to institute action in any other court having competent jurisdiction.

The Rules of Auction, including the general rules, specific rules, notice to bidders and all announcements made by the auctioneer at the commencement and during the course of the auction, whether or not the bidder is present at the time such announcements are made, collectively referred to as the "Rules of Auction" are the complete and final record of the rules of the auction and unless any warranties, undertakings or representations are set out herein, they are excluded.

The Rules of Auction in their entirety shall form the basis of the bidding and bargaining carried out between the auctioneer and the bidders and shall also govern the rules of each sale so concluded. Sub-regulation 21 (8) (a) states that the Rules of Auction need not to be read out in their entirety at the auction to be valid, as long as they were made available to the general public at least 24 hours prior to the commencement of the auction, either in printed format from the auctioneers' place of business or electronically from the auctioneers' website.

The act of not reading the Rules of Auction in their entirety and highlighting selected clauses for special mention at the auction should; in no way, be construed as an omission or admission that the Rules of Auction are not important. The act of registering for the auction, signing the bidders' record and participation by any bidder in the auction shall be taken as confirmation that the bidder has read, understood, accepts and is bound by the Rules of Auction. The auction and all matters connected with the auction including the Rules of Auction are governed by and constructed in accordance with the laws of the Republic of South Africa and the bidder, including foreign bidders' consent to the jurisdiction of the South African courts.

For purposes of legal proceedings, the bidder shall be deemed to have selected and appointed as his/her domicile citadel et executant the address recorded by him or her in the bidders record upon registration. The auctioneer shall be entitled to institute legal proceedings in any court having jurisdiction against the purchaser to recover the settlement, and any legal costs, disbursements and charges calculated based on an Attorney and own client scale.