

ROOT
AFRICA



AUCTION ON SITE

**HISTORICAL OFFICE BUILDING
IN MARSHALLTOWN (JHB)**

TUESDAY, 25 AUGUST 2026 @ 11H00



TABLE OF CONTENT

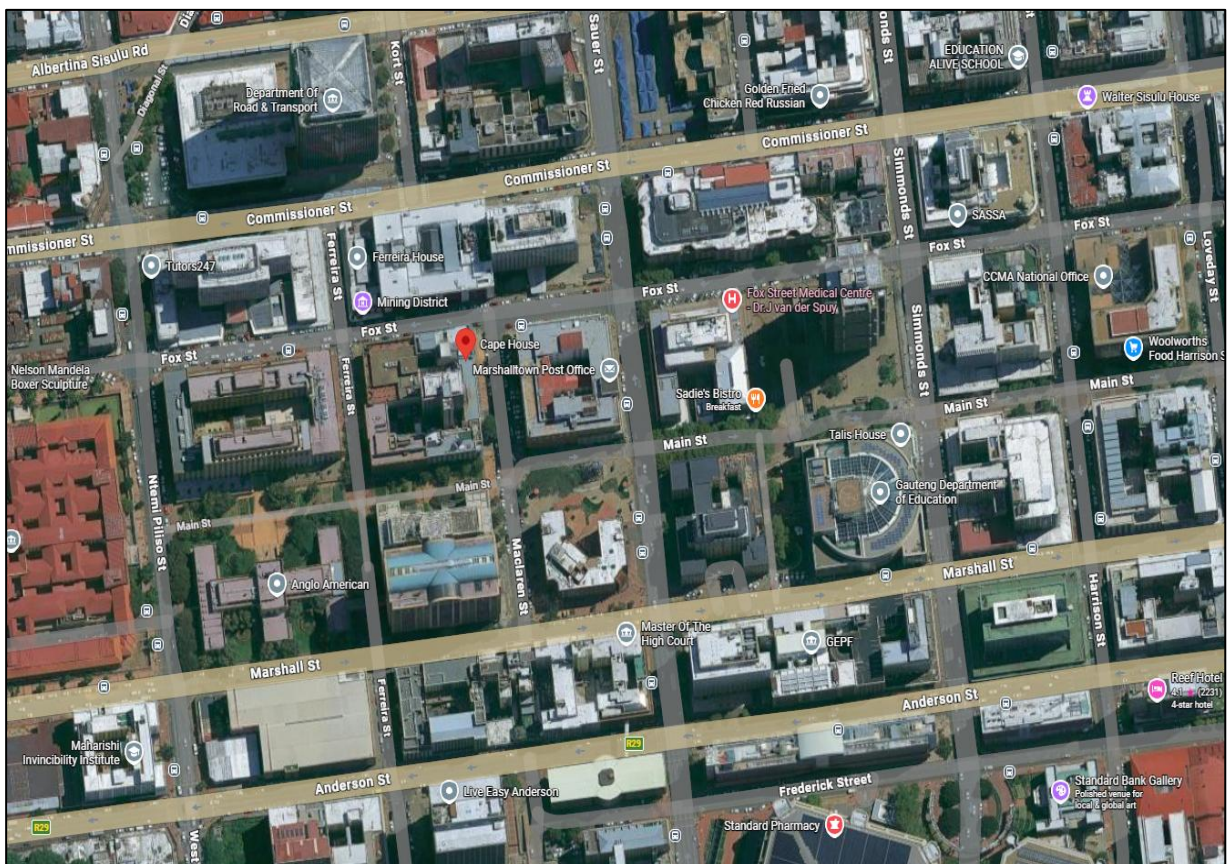
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1. DISCLAIMER

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: **TUESDAY, 25 AUGUST 2026 @ 11H00**

Auction : The auction will be held on site:
NR 15 MACLAREN STREET (CAPE HOUSE AND TOWERS)
GPS: <https://maps.app.goo.gl/gqGA2wBVHxi2CGbq9>

Auctioneer: Dirk Pienaar

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

Terms:

- NO Registration Fees
- Registration will take place on-site the day of the auction.
- FICA documents are required to participate in the auction.
- 10% Deposit + Buyer's commission plus Vat on the commission payable immediately at the fall of the hammer.
- 45 Days for Guarantees from date of Acceptance of the offer by the Seller
- Occupation only on date of registration.
- Electrical COC, BUILDING PLANS and all certificates necessary for the successful registration of the transfer are for the account of the PURCHASER.

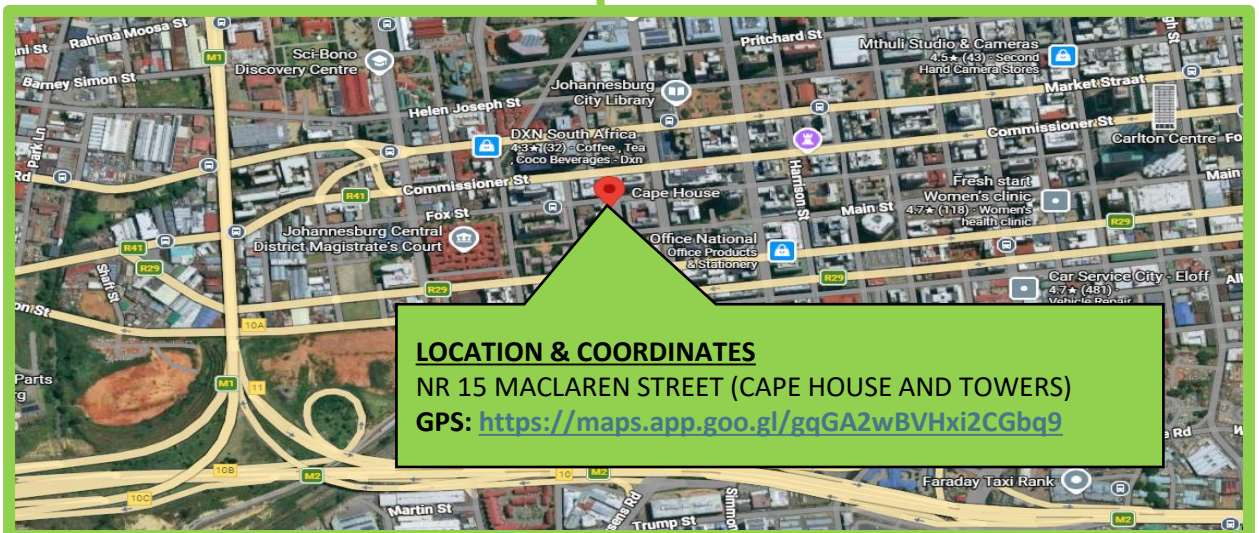
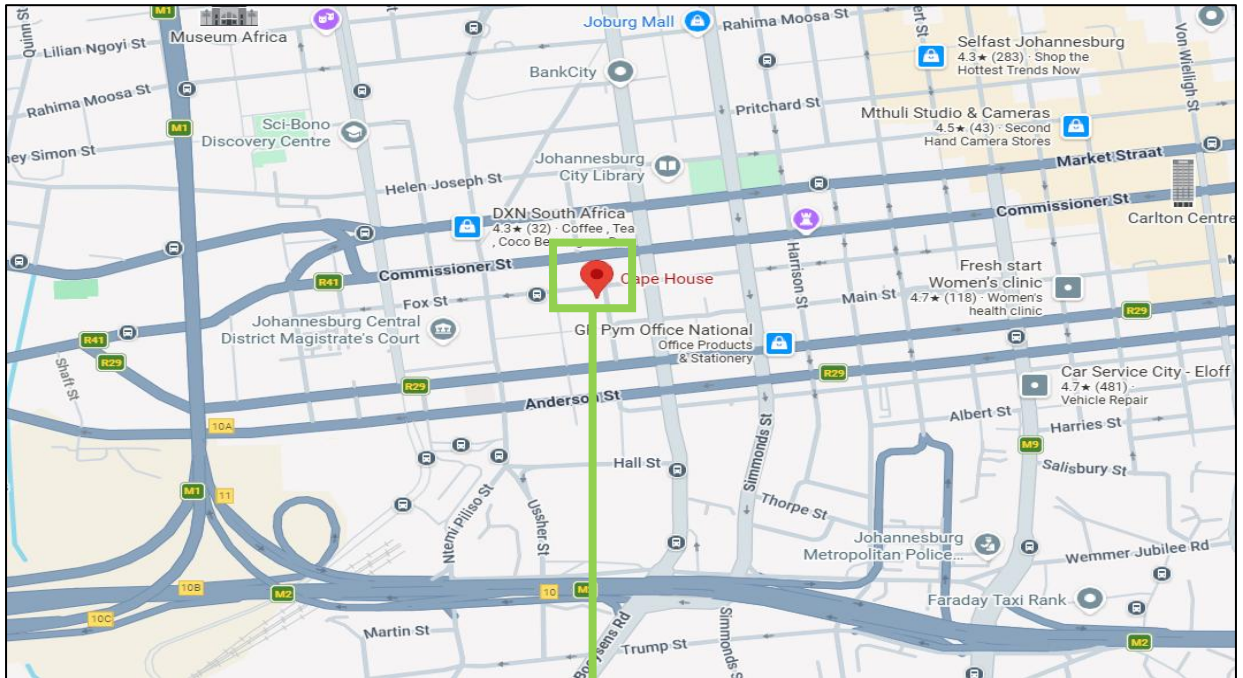
Confirmation: Within 21 Days from date of Auction

Viewing: **1 HOUR PRIOR TO AUCTION**

RATES AND TAXES : R 25,596.53 P/M

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

3. LOCALITY



- **Precinct Environment:** Situated in the historic Marshalltown financial/commercial precinct, surrounded by corporate head offices, legal firms, government bodies, and retail centres.
- **Transport Connectivity:** Excellent access to major arterial routes (M1/M2 highways), public transport hubs (Rea Vaya BRT routes, commuter taxi routes, and Park Station).

4. PROPERTY DETAILS

LEGAL DESCRIPTION	SECT 1 OF PLAN 169/2012 KNOWN AS CAPE HOUSE & TOWERS SITUATED AT ERF 1106 MARCHALLTOWN
GPS COORDINATES	-26.185769, 28.025786
GPS LINK	https://maps.app.goo.gl/gqGA2wBVHxi2CGbq9
TITLE DEED NUMBER	ST4237/2015
UNIT SIZE	THE SECTIONAL TITLE IS 3883 sqm AND THE BASEMENT PARKING IS 1013 sqm
MUNICIPALITY	CITY OF JOHANNESBURG MUNICIPALITY.
ZONING	BUSINESS AND RESIDENTIAL – The property is a sectional title scheme and zoned for General use and used for Business, Shops and Residential.
RATES AND TAXES	±R 25,596.53 p/m
SERVITUDE NOTED	Right Way Servitude is located in Basement 1 for access for other users of the scheme to access Basement 2.
COMMENT	The ownership of the Subject Property includes the ownership of Basement 1 measuring 1,013m ²

5. PROPERTY DESCRIPTION

SECT 1 OF PLAN 169/2012 KNOWN AS CAPE HOUSE & TOWERS SITUATED AT ERF 1106 MARCHALLTOWN, CAPE HOUSE (JOHANNESBURG)

FIRST FLOOR

EXECUTIVE SUITE:

- 1 X EXECUTIVE OFFICE
- 1 X PA OFFICE

GENERAL OFFICE SPACE:

- 5 X PRIVATE OFFICES
- OPEN-PLAN WORKSPACE

FACILITIES:

- KITCHEN
- 2 X FEMALE RESTROOMS
- 2 X MALE RESTROOMS

SECOND FLOOR

OFFICE SPACE:

- 5 X PRIVATE OFFICES
- OPEN-PLAN WORKSPACE

FACILITIES:

- KITCHEN
- 2 X FEMALE RESTROOMS
- 2 X MALE RESTROOMS

THIRD FLOOR

OFFICE SPACE:

- 5 X PRIVATE OFFICES
- OPEN-PLAN WORKSPACE

FACILITIES:

- KITCHEN
- 2 X FEMALE RESTROOMS
- 2 X MALE RESTROOMS

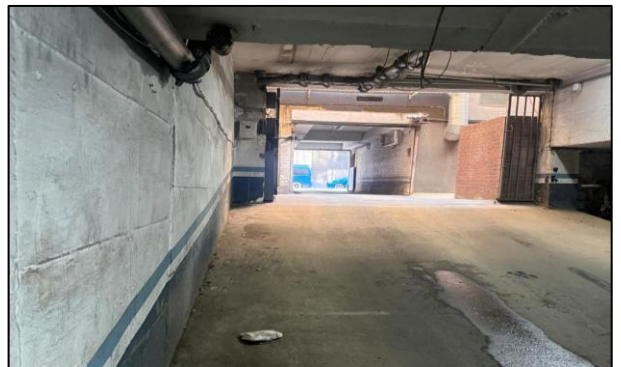
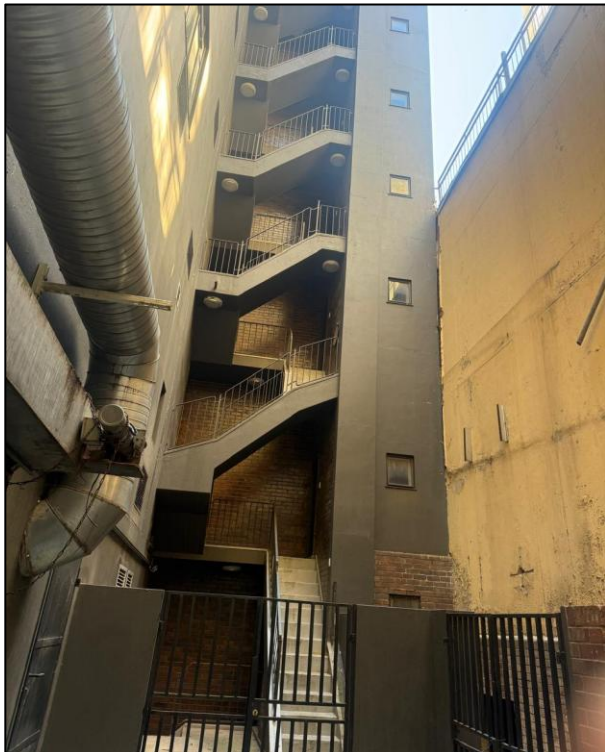
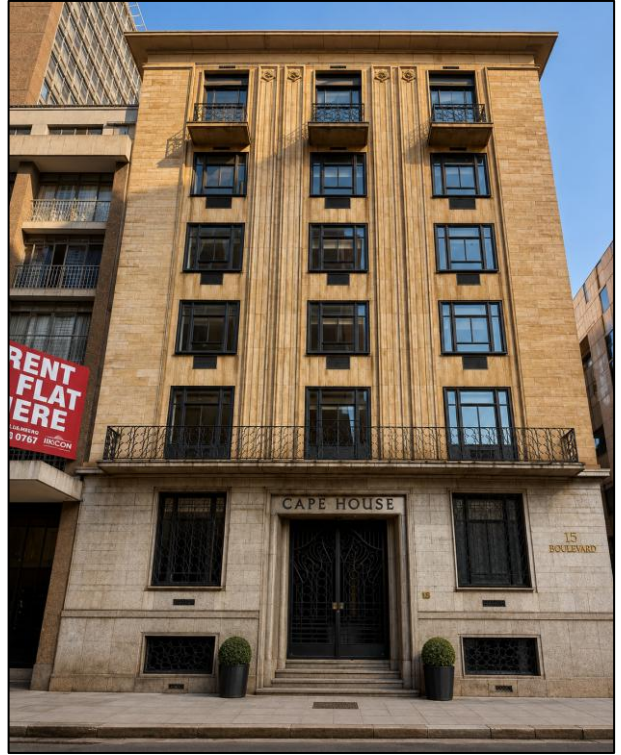
5. PROPERTY DESCRIPTION (CONTINUE)

CAPE HOUSE (JOHANNESBURG)	
FOURTH FLOOR	
OFFICE SPACE: • 5 X PRIVATE OFFICES • OPEN-PLAN WORKSPACE FACILITIES: • KITCHEN • 2 X FEMALE RESTROOMS • 2 X MALE RESTROOMS	
FIFTH FLOOR	
OFFICE SPACE: • 5 X PRIVATE OFFICES • OPEN-PLAN WORKSPACE FACILITIES: • KITCHEN • 2 X FEMALE RESTROOMS • 2 X MALE RESTROOMS	
SIXTH FLOOR	
WELLNESS / RECREATIONAL AREA: • OPEN-PLAN GYM SPACE FACILITIES: • 2 X RESTROOMS • 4 X SHOWERS	

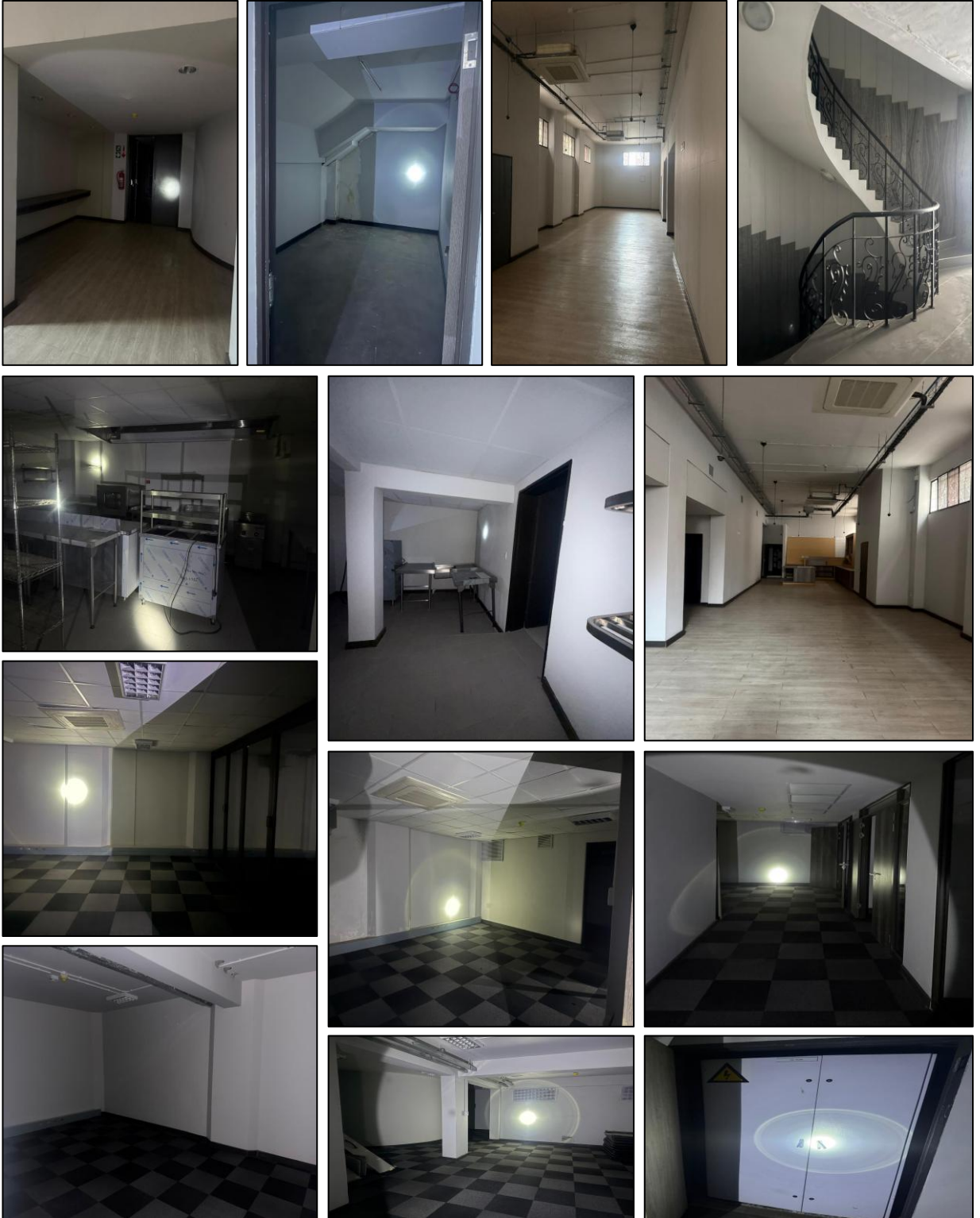
5. PROPERTY DESCRIPTION (CONTINUE)

CAPE HOUSE (JOHANNESBURG)	
BASEMENT LEVEL 1	
STORAGE & UTILITIES: • WALK-IN COOLER / FRIDGE • STOREROOM • FIRE CONTROL ROOM FACILITIES: • 4 X RESTROOMS	
• BASEMENT LEVEL 2	
MEETING & STORAGE: • 3 X BOARDROOMS • 2 X STOREROOMS • OPEN-PLAN AREA PARKING: • 31 SECURE PARKING BAYS MEZZANINE / MID-LEVEL FACILITIES (UP 2 STEPS): • 3 X FEMALE RESTROOMS • 2 X MALE RESTROOMS	

6. PHOTOS - CAPE HOUSE & TOWERS



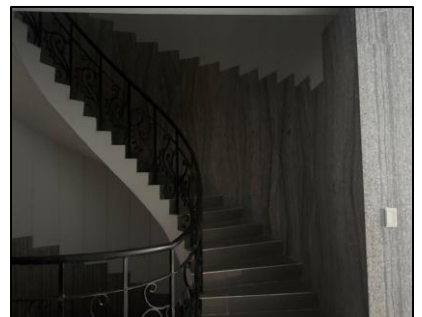
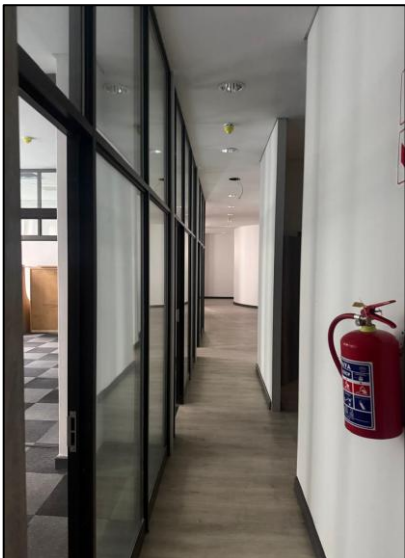
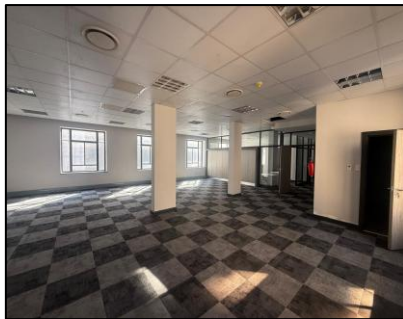
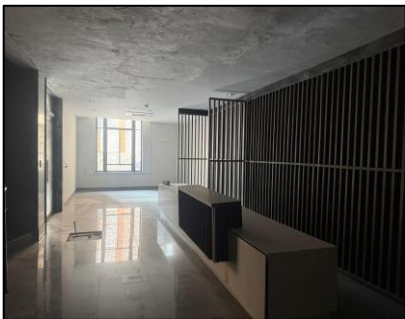
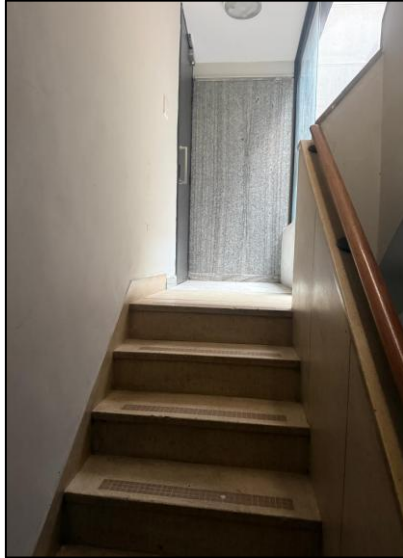
6. PHOTOS - CAPE HOUSE & TOWERS



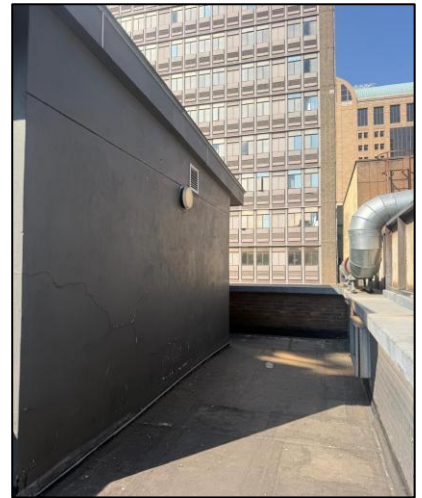
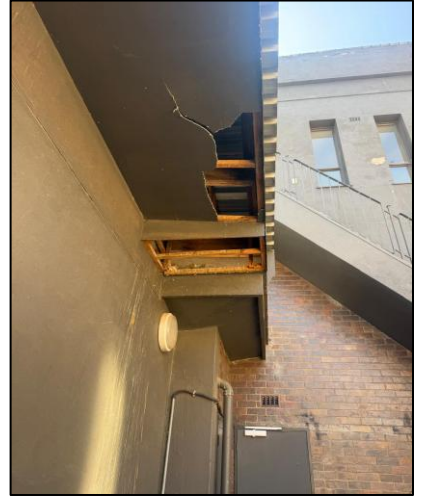
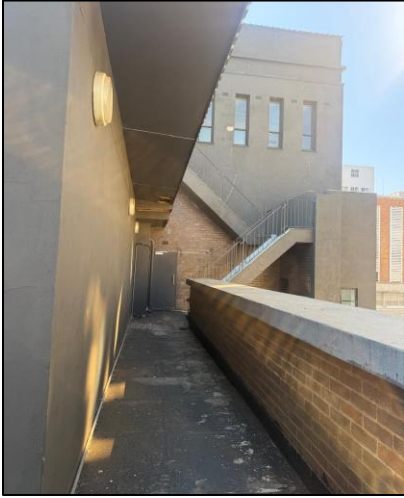
6. PHOTOS - CAPE HOUSE & TOWERS



6. PHOTOS - CAPE HOUSE & TOWERS



6. PHOTOS - CAPE HOUSE & TOWERS



7. VALUATION - CAPE HOUSE & TOWERS

14 VALUATION

We are of the opinion that the Open Market Value of the Subject Property being Unit 1 of SS Cape House and Towers, as at 31-Mar-2026, is in the order of:

Market Value
R25,700,000.00
(Twenty Five Million Seven Hundred Rand)

Forced Sale Value
R18,000,000.00
(Eighteen Million Rand)

Unit 1 of SS Cape House and Towers

Energy & Water Services Sector Education and Training

Description	Building Construction	Condition	Area in m ²	Replacement costs per m ²	Total per item
Total Building	IBR roof, Iso Panels inside Brick walls	Good	3,833 m ²	R 14,000/m ²	R53,662,000.00
Basement		Good	1,013 m ²	R 12,000/m ²	R1,000,000.00
				Sub Total	R54,662,000.00
Add Demolition cost and Debris removal @				3.00%	R1,639,860.00
Add: Professional fees @				12.00%	R6,559,440.00
				Sub Total	R62,861,300.00
Add: Vat @				15.00%	R9,429,195.00
Total Replacement Cost					R72,290,495.00
Rounded to					R72,300,000.00

8. S.G DIAGRAM - CAPE HOUSE & TOWERS

S.G. OFFICE COPY

CONSOLIDATED DIAGRAM

T. N. Consolidated Stand 43

Stand 38

Stand 41

Consolidated Stand 47

Fox Street

MacLaren Street

S.G. No. A. 2345/64

Approved *[Signature]*

For Surveyor General

SIDES Cape Feet		ANGLES	
AB	100.00	A	90.00.00
BC	150.00	B	90.00.00
CD	100.00	C	90.00.00
DA	150.00	D	90.00.00

Component	Stand	Lettered	S.G. No. A.	Deed of Transfer
1	Consolidated Stand 42	ABje	Diagram 2811/48	22815/1948
2	44	ejkf	General Plan 1241/96	6759/1930
3	44	fkCD		2186/1939

SCALE, 1:1000

The figure A B C D represents 15000 Square Feet of land being Stand No. 1106 in the township of MARSHALLS TOWN situate in the District of Province of Transvaal, and comprises the properties as tabulated above

Compiled May 1964 by me *[Signature]* Land Surveyor

This diagram is annexed to Transfer Deed No Tr 37356/65 dated in favour of Registrar of Deeds	The original diagram is as tabulated S.G. No. above annexed to Deed of Transfer Grant No. <i>[Signature]</i>	File No General Plan No A. 1241/96 FP 713 Survey Records No <i>[Signature]</i>
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CAPE HOUSE & TOWERS

SERVITUDE DIAGRAM				OFFICE COPY	
SIDES metres	ANGLES OF DIRECTION	CO-ORDINATES		SG No. D99/2014 Approved <i>[Signature]</i> for SURVEYOR- GENERAL 2014-02-10	
		Y	X		
Constants:		0,00			
AB	4,31	262 22 30	A	+ 96 240,50	+2 800 000,00
BC	46,90	352 22 30	B	+ 96 236,23	+100 092,90
CD	4,31	82 22 30	C	+ 96 230,01	+100 138,81
DA	46,90	172 22 30	D	+ 96 234,28	+100 139,38
CONNECTION DATA					
AE	1,55	82 22 30	E	+ 96 242,04	+100 093,10
DF	1,58	70 21 20	F	+ 96 235,77	+100 139,91
TOWN SURVEY MARKS					
89D1		⊕		+ 96 198,84	+100 168,56
90D1		⊕		+ 96 104,32	+100 154,96

BEACON DESCRIPTIONS
A,B,C,D Hole in concrete
E Corner of Wall
F Not beacons

Diagram: A plan view showing a right of way servitude (ABCD) over part of Section 1 of the sectional title scheme "CAPE HOUSE AND TOWERS". The servitude is situated on ERF 1106 Marshalls Town Township. The diagram shows the servitude area (ABCD) and the surrounding land (ERF 1240, ERF 1153, ERF 1154). A north arrow (TN) is shown. The scale is 1:750.

The figure ABCDA represents 202 square metres of land being

A RIGHT OF WAY SERVITUDE AT BASEMENT 1 FLOOR LEVEL OF BUILDING 1
OVER PART OF SECTION 1 OF SECTIONAL TITLE SCHEME
"CAPE HOUSE AND TOWERS" SITUATED ON
ERF 1106 MARSHALLS TOWN TOWNSHIP
Province of GAUTENG
Surveyed in September 2013 by me

[Signature]
H.L. WATTRUS PLS0706-D
PROFESSIONAL LAND SURVEYOR

6185	This diagram is annexed to	The original	File Sect.
	No.	S.G. No. D163/2011	S.R. No. 154/2014
	d.d.	Transfer No. SS169/2012	Comp. IR1C-16/B1 - B4
	i.f.o.	Grant	G.P. No. 1241/1996
	Johannesburg Registrar of deeds	C.C.T.	T.P. 713

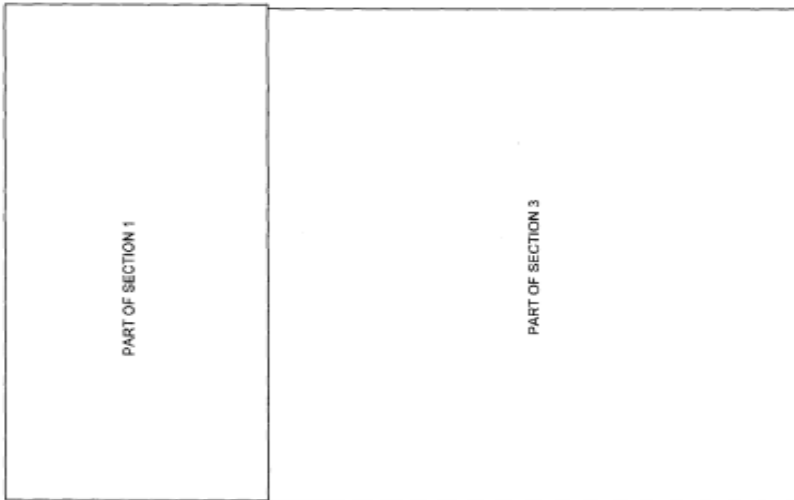
CAPE HOUSE & TOWERS

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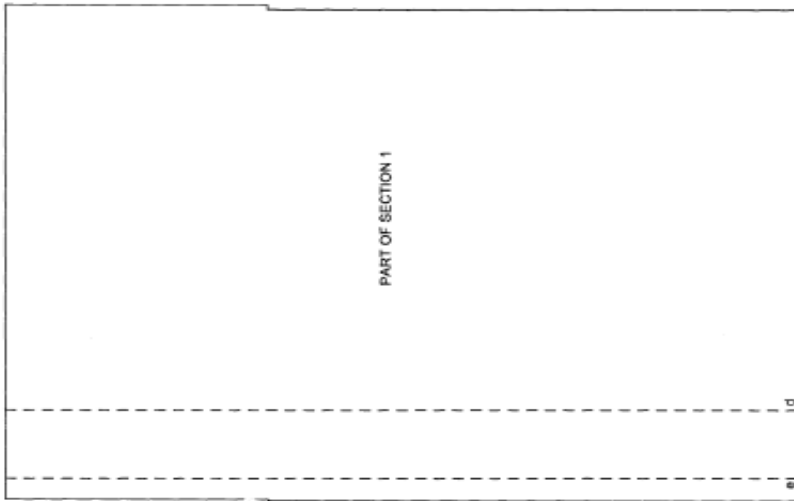
SECTIONAL PLAN No.	SHEET 1 OF 10 SHEETS	S.G. No. D74/2014
Registered at Johannesburg		Approved  2014-02-10
Registrar of Deeds Date		for Surveyor-General Date
AMENDING SECTIONAL PLAN OF CONSOLIDATION OF SECTIONS 2, 200, 207, 213, 300, 307, 313, 400, 407, 413, 500, 507, 513, 600, 607, 613, 700, 707, 713, 800, 807, 813, 900, 907, 913, 1000, 1007, 1013, 1100, 1107, 1113, 1200, 1207, 1213, 1300, 1307, 1313, 1400, 1407, 1413, 1500, 1507, 1513, 1600, 1607, 1613, 1700, 1707, 1713, 1800, 1807 and 1813 IN TERMS OF SECTION 23 (and affects Sectional Plan S.G. No. D163/2011, SS No. 169/2012)		
NAME OF SCHEME:	CAPE HOUSE AND TOWERS	
DESCRIPTION OF LAND ACCORDING TO DIAGRAM:	ERF 1106 MARSHALLS TOWN TOWNSHIP Province of Gauteng. measuring 1487 square metres	
DIAGRAM No.:	S.G. No. A2345/1964	
LOCAL AUTHORITY:	CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY	
DESCRIPTION OF BUILDING: One building, namely :- (a) Building 1 as shown on Sheet 1 of Sectional Plans S.G. No.D163/2011, SS No. 169/2012 and subsequent phases. (b) Building 1 also comprising Section 3 (being a consolidation of Sections 2, 200, 207, 213, 300, 307, 313, 400, 407, 413, 500, 507, 513, 600, 607, 613, 700, 707, 713, 800, 807, 813, 900, 907, 913, 1000, 1007, 1013, 1100, 1107, 1113, 1200, 1207, 1213, 1300, 1307, 1313, 1400, 1407, 1413, 1500, 1507, 1513, 1600, 1607, 1613, 1700, 1707, 1713, 1800, 1807, 1813)		
EXCLUSIVE USE AREAS:	No	
ENCROACHMENTS ON THE LAND:	No	
CERTIFICATE: I, Harald Leopold Watrus, hereby certify that I have prepared sheets 1 to 10 inclusive of this sectional plan from survey in accordance with the provisions of the Sectional Titles Act, 1986, and the regulations promulgated thereunder. Date : 16-08-2013 Signed  HARALD WATRUS & ASSOCIATES PROFESSIONAL LAND SURVEYORS P.O.BOX 52678 SAXONWOLD, 2132 TEL : (011) 486-1274 FAX : (011) 646-3643 Registration No. PLS 0706-D REF : 6185		
Survey Records No. 154/2014	Compilation : IR1C-16/B1,B2,B3,B4	G.P. S.G. No.1241/1896 T.P. 713

CAPE HOUSE & TOWERS

OFFICE COPY	
S.G. No. D74/2014	
Approved 	2014-02-10
for Surveyor-General	Date
SHEET 2 OF 10 SHEETS	
AMENDING SECTIONAL PLAN OF CONSOLIDATION OF SECTIONS 2, 200, 207, 213, 300, 307, 313, 400, 407, 413, 500, 507, 513, 600, 607, 613, 700, 707, 713, 800, 807, 813, 900, 907, 913, 1000, 1007, 1013, 1100, 1107, 1113, 1200, 1207, 1213, 1300, 1307, 1313, 1400, 1407, 1413, 1500, 1507, 1513, 1600, 1607, 1613, 1700, 1707, 1713, 1800, 1807 and 1813 (and affects Sectional Plan S.G. No. D163/2011, SS No. 159/2012)	
Notes: 1. For participation quotas see Sheet 10. 2. For other parts of Section 1, see sheets 3 - 6. 3. For other parts of Section 3, see sheets 3 - 9. 4. The figure a b c represents a Right of Way Servitude on Basement 1 floor level vide Diagram S.G. No. D95/2014. 5. Deed of Servitude No. and affects Part of Section 1. 6. SECTIONS 2, 200, 207, 213, 300, 307, 313, 400, 407, 413, 500, 507, 513, 600, 607, 613, 700, 707, 713, 800, 807, 813, 900, 807, 813, 1000, 1007, 1013, 1100, 1107, 1113, 1200, 1207, 1203, 1300, 1307, 1313, 1400, 1407, 1413, 1500, 1507, 1513, 1600, 1607, 1613, 1700, 1707, 1713, 1800, 1807 and 1813 consolidated, now known as Section 3.	
CAPE HOUSE AND TOWERS	
DRAWING TITLE : BUILDING 1: BASEMENT 1 AND BASEMENT 2 FLOOR PLANS SCALE 1 : 250	
HAROLD WATTRUS & ASSOCIATES PROFESSIONAL LAND SURVEYORS P.O. BOX 52678 SANDHOLM, 2132 TEL : (011) 486-1274 FAX : (011) 646-3643 REF : 6185 DATE : 16-08-2013 Signed H.L. WATTRUS PL50706-D	



PART OF SECTION 1



PART OF SECTION 3



T/N

BUILDING 1
BASEMENT 2 FLOOR PLAN

BUILDING 1
BASEMENT 1 FLOOR PLAN

CAPE HOUSE & TOWERS

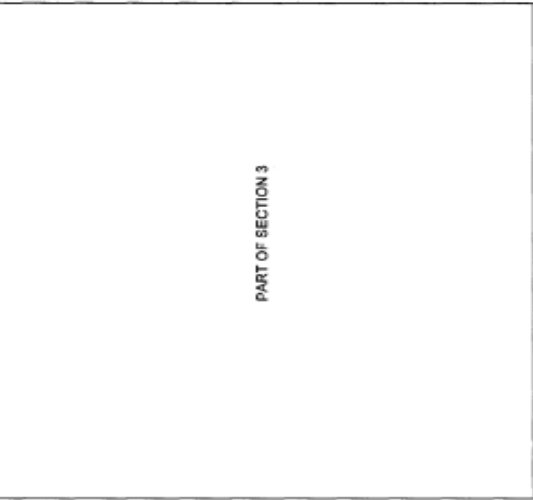
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S.G. No. D74/2014	
Approved 	2014-02-10 Date
for Surveyor-General	
SHEET 3	OF 10 SHEETS
AMENDING SECTIONAL PLAN OF CONSOLIDATION OF SECTIONS 2, 200, 207, 213, 300, 307, 313, 400, 407, 413, 500, 507, 513, 600, 607, 613, 700, 707, 713, 800, 807, 813, 900, 907, 913, 1000, 1007, 1013, 1100, 1107, 1113, 1200, 1207, 1213, 1300, 1307, 1313, 1400, 1407, 1413, 1500, 1507, 1513, 1600, 1607, 1613, 1700, 1707, 1713, 1800, 1807 and 1813 (and affects Sectional Plan S.G. No. D163/2011, SS No. 169/2012)	
Notes: 1. For participation quotas see Sheet 10. 2. For other parts of Section 1, see sheets 2 and 4 - 6. 3. For other parts of Section 3, see sheets 2 and 4 - 6. 4. SECTIONS 2, 200, 207, 213, 300, 307, 313, 400, 407, 413, 500, 507, 513, 600, 607, 613, 700, 707, 713, 800, 807, 813, 900, 907, 913, 1000, 1007, 1013, 1100, 1107, 1113, 1200, 1207, 1203, 1300, 1307, 1313, 1400, 1407, 1413, 1500, 1507, 1513, 1600, 1607, 1613, 1700, 1707, 1713, 1800, 1807 and 1813 consolidated, now known as Section 3.	
CAPE HOUSE AND TOWERS DRAWING TITLE: BUILDING 1: GROUND AND FIRST FLOOR PLANS SCALE 1 : 250	
HAROLD WATTRUS & ASSOCIATES PROFESSIONAL LAND SURVEYORS P.O. BOX 52878 SAXONWOLD, 2132 TEL : (011) 486-1274 FAX : (011) 646-3643 REF : 6185 DATE : 16-06-2013 H.L. WATTRUS PLS0706-D Signed	

PART OF SECTION 1



PART OF SECTION 3



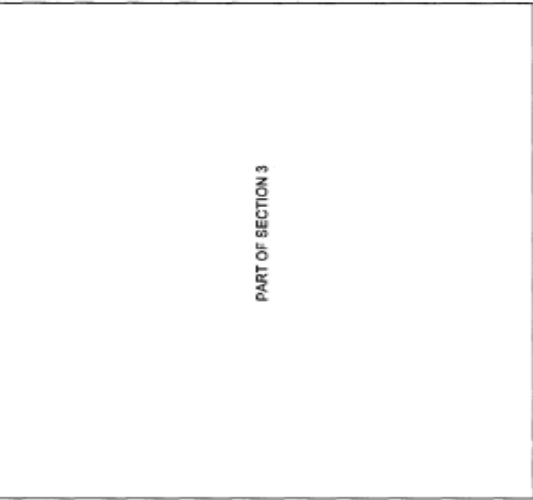


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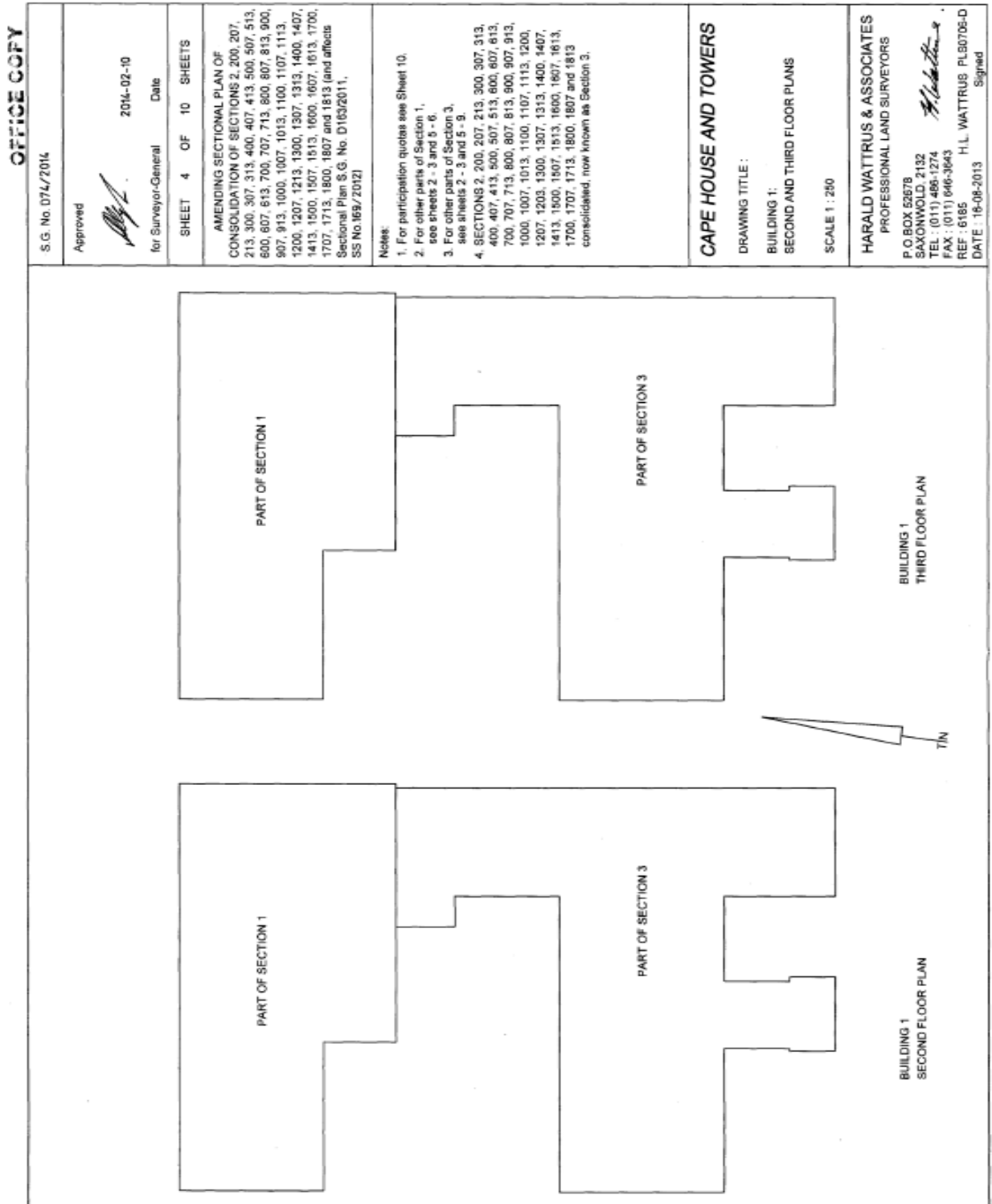
BUILDING 1
GROUND FLOOR PLAN



BUILDING 1
FIRST FLOOR PLAN



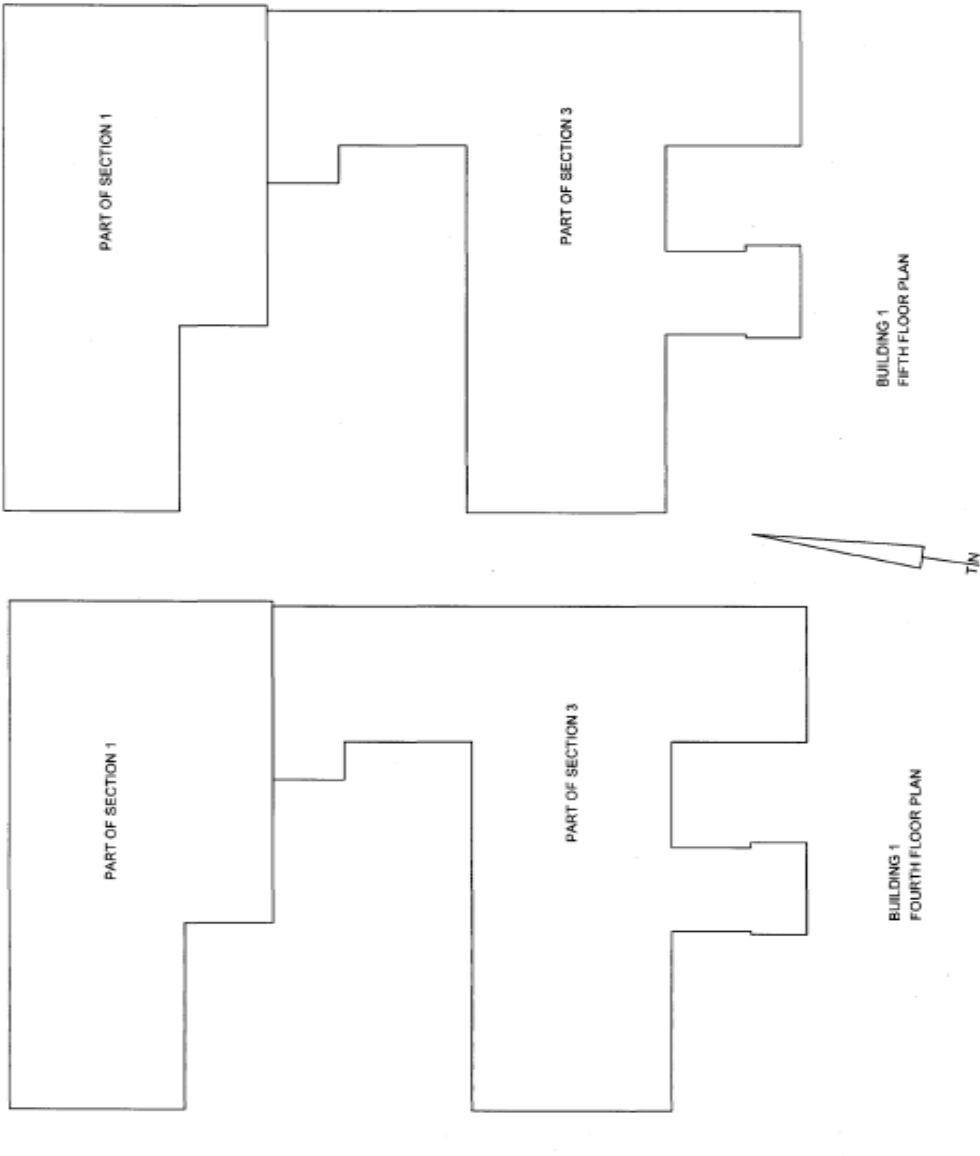
CAPE HOUSE & TOWERS



CAPE HOUSE & TOWERS

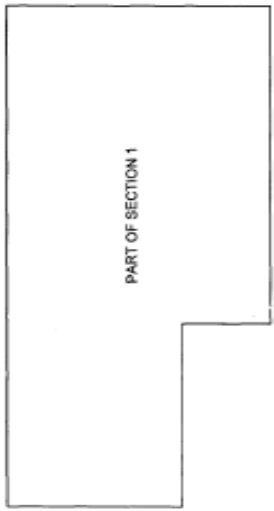
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S.G. No. D74/2014	
Approved 	2014-02-10
for Surveyor-General	Date
SHEET 5 OF 10	SHEETS
AMENDING SECTIONAL PLAN OF CONSOLIDATION OF SECTIONS 2, 200, 207, 213, 300, 307, 313, 400, 407, 413, 500, 507, 513, 600, 607, 613, 700, 707, 713, 800, 807, 813, 900, 907, 913, 1000, 1007, 1013, 1100, 1107, 1113, 1200, 1207, 1213, 1300, 1307, 1313, 1400, 1407, 1413, 1500, 1507, 1513, 1600, 1607, 1613, 1700, 1707, 1713, 1800, 1807 and 1813 (and affects Sectional Plan S.G. No. D163/2011), SS No. 169/2012)	
Notes: 1. For participation quotas see Sheet 10. 2. For other parts of Section 1, see sheets 2 - 4 and 6. 3. For other parts of Section 3, see sheets 2 - 4 and 6 - 9. 4. SECTIONS 2, 200, 207, 213, 300, 307, 313, 400, 407, 413, 500, 507, 513, 600, 607, 613, 700, 707, 713, 800, 807, 813, 900, 907, 913, 1000, 1007, 1013, 1100, 1107, 1113, 1200, 1207, 1203, 1300, 1307, 1313, 1400, 1407, 1413, 1500, 1507, 1513, 1600, 1607, 1613, 1700, 1707, 1713, 1800, 1807 and 1813 consolidated, now known as Section 3.	
CAPE HOUSE AND TOWERS	
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BUILDING 1:	
FOURTH AND FIFTH FLOOR PLANS	
SCALE 1 : 250	
HARALD WATTRUS & ASSOCIATES PROFESSIONAL LAND SURVEYORS P.O. BOX 52878 SAXONWOLD, 2132 TEL: (011) 486-1274 FAX: (011) 646-3543 REF: 6185 DATE: 16-08-2013 H.L. WATTRUS PL50706-D Signed	



CAPE HOUSE & TOWERS

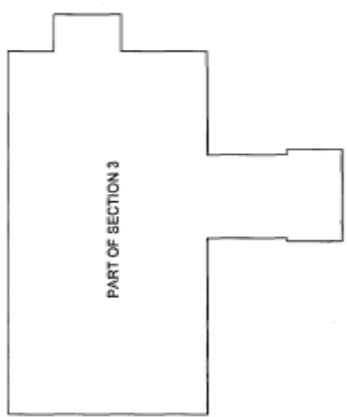
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S.G. No. D74/2014	
Approved 	2014-02-10 Date
for Surveyor-General	
SHEET 6 OF 10 SHEETS	
AMENDING SECTIONAL PLAN OF CONSOLIDATION OF SECTIONS 2, 200, 207, 213, 300, 307, 313, 400, 407, 413, 500, 507, 513, 600, 607, 613, 700, 707, 713, 800, 807, 813, 900, 907, 913, 1000, 1007, 1013, 1100, 1107, 1113, 1200, 1207, 1213, 1300, 1307, 1313, 1400, 1407, 1413, 1500, 1507, 1513, 1600, 1607, 1613, 1700, 1707, 1713, 1800, 1807 and 1813 (and affects Sectional Plan S.G. No. D163/2011, SS No. 169/2012)	
Notes: 1. For participation quotas see Sheet 10. 2. For other parts of Section 1, see sheets 2 - 5, see sheets 2 - 5 and 7 - 9. 3. For other parts of Section 3, see sheets 2 - 5 and 7 - 9. 4. SECTIONS 2, 200, 207, 213, 300, 307, 313, 400, 407, 413, 500, 507, 513, 600, 607, 613, 700, 707, 713, 800, 807, 813, 900, 907, 913, 1000, 1007, 1013, 1100, 1107, 1113, 1200, 1207, 1213, 1300, 1307, 1313, 1400, 1407, 1413, 1500, 1507, 1513, 1600, 1607, 1613, 1700, 1707, 1713, 1800, 1807 and 1813 consolidated, now known as Section 3.	
CAPE HOUSE AND TOWERS DRAWING TITLE: BUILDING 1: SIXTH AND SEVENTH FLOOR PLANS SCALE 1: 250	
HAROLD WATTRUS & ASSOCIATES PROFESSIONAL LAND SURVEYORS P.O. BOX 52878 SAXONWOLD, 2132 TEL : (011) 486-1274 FAX : (011) 546-3543 REF : 6185 DATE : 16-08-2013 Signed  H.L. WATTRUS PL50705-D	



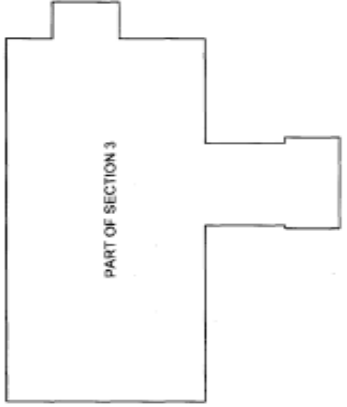
PART OF SECTION 1
BUILDING 1
SIXTH FLOOR PLAN



PART OF SECTION 1
BUILDING 1
SEVENTH FLOOR PLAN



PART OF SECTION 3
BUILDING 1
SIXTH FLOOR PLAN



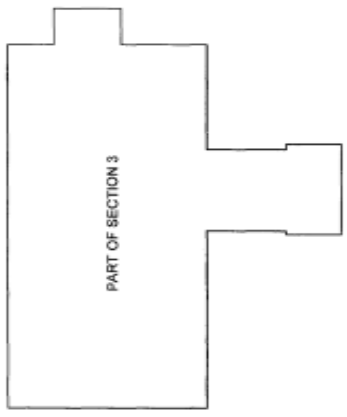
PART OF SECTION 3
BUILDING 1
SEVENTH FLOOR PLAN



T/N

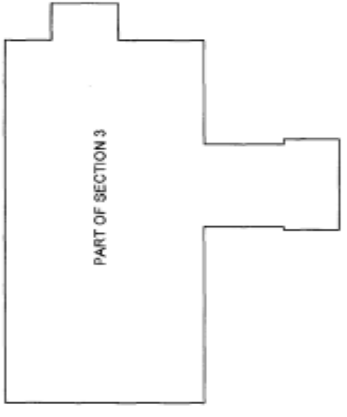
CAPE HOUSE & TOWERS

OFFICE COPY	
S.G. No. 074/2014	
Approved 	Date 2014-02-10
for Surveyor-General	
SHEET 6 OF 10 SHEETS	
AMENDING SECTIONAL PLAN OF CONSOLIDATION OF SECTIONS 2, 200, 207, 213, 300, 307, 313, 400, 407, 413, 500, 507, 513, 600, 607, 613, 700, 707, 713, 800, 807, 813, 900, 907, 913, 1000, 1007, 1013, 1100, 1107, 1113, 1200, 1207, 1213, 1300, 1307, 1313, 1400, 1407, 1413, 1500, 1507, 1513, 1600, 1607, 1613, 1700, 1707, 1713, 1800, 1807 and 1813 (and effects Sectional Plan S.G. No. D163/2011, SS No 169/2012)	
Notes: 1. For participation quotes see Sheet 10. 2. For other parts of Section 3, see sheets 2 - 7 and 9. 3. SECTIONS 2, 200, 207, 213, 300, 307, 313, 400, 407, 413, 500, 507, 513, 600, 607, 613, 700, 707, 713, 800, 807, 813, 900, 907, 913, 1000, 1007, 1013, 1100, 1107, 1113, 1200, 1207, 1208, 1300, 1307, 1313, 1400, 1407, 1413, 1500, 1507, 1513, 1600, 1607, 1613, 1700, 1707, 1713, 1800, 1807 and 1813 consolidated, now known as Section 3.	
CAPE HOUSE AND TOWERS DRAWING TITLE : BUILDING 1: TWELFTH, THIRTEENTH, FOURTEENTH AND FIFTEENTH FLOOR PLANS SCALE 1 : 250	
HARALD WATTRUS & ASSOCIATES PROFESSIONAL LAND SURVEYORS P.O BOX 52676 SANDHURST, 2132 TEL : (011) 486-1274 FAX : (011) 646-3643 REF : 6185 H.L. WATTRUS PLS0706-D DATE : 16-08-2013 Signed	



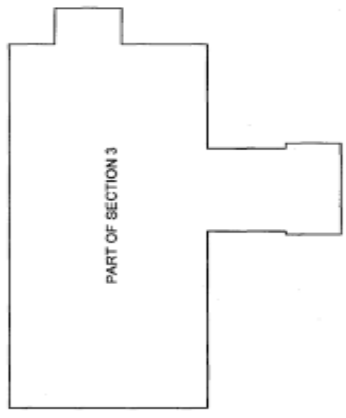
PART OF SECTION 3

BUILDING 1
TWELFTH FLOOR PLANS



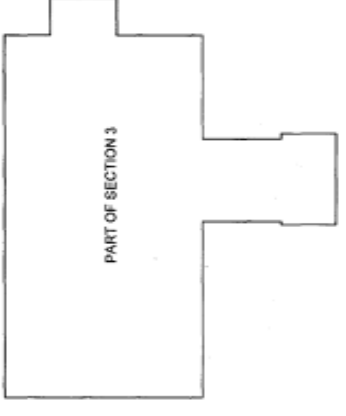
PART OF SECTION 3

BUILDING 1
THIRTEENTH FLOOR PLAN



PART OF SECTION 3

BUILDING 1
FOURTEENTH FLOOR PLAN



PART OF SECTION 3

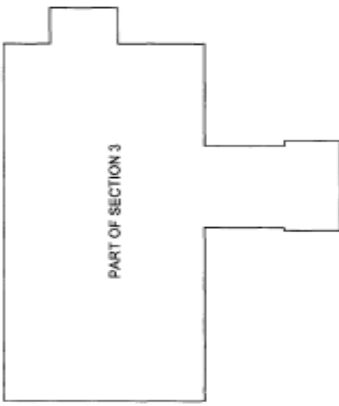
BUILDING 1
FIFTEENTH FLOOR PLANS



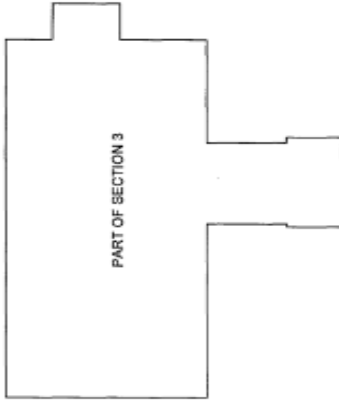
T/N

CAPE HOUSE & TOWERS

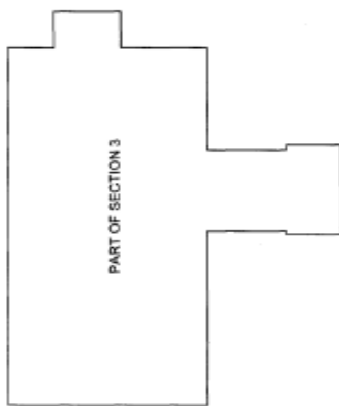
OFFICE COPY	
S.G. No. 074/2014	
Approved 	2014-02-10 Date
for Surveyor-General	Date
SHEET 9 OF 10 SHEETS	
AMENDING SECTIONAL PLAN OF CONSOLIDATION OF SECTIONS 2, 200, 207, 213, 300, 307, 313, 400, 407, 413, 500, 507, 513, 600, 607, 613, 700, 707, 713, 800, 807, 813, 900, 907, 913, 1000, 1007, 1013, 1100, 1107, 1113, 1200, 1207, 1213, 1300, 1307, 1313, 1400, 1407, 1413, 1500, 1507, 1513, 1600, 1607, 1613, 1700, 1707, 1713, 1800, 1807 and 1813 (and affects Sectional Plan S.G. No. D163/2011, SS No. 169/2012)	
Notes: 1. For participation quotas see Sheet 10. 2. For other parts of Section 3, see sheets 2 - 8. 3. SECTIONS 2, 200, 207, 213, 300, 307, 313, 400, 407, 413, 500, 507, 513, 600, 607, 613, 700, 707, 713, 800, 807, 813, 900, 907, 913, 1000, 1007, 1013, 1100, 1107, 1113, 1200, 1207, 1203, 1300, 1307, 1313, 1400, 1407, 1413, 1500, 1507, 1513, 1600, 1607, 1613, 1700, 1707, 1713, 1800, 1807 and 1813 consolidated, now known as Section 3.	
CAPE HOUSE AND TOWERS DRAWING TITLE: BUILDING 1: SIXTEENTH, SEVENTEENTH, EIGHTEENTH, NINETEENTH AND TWENTIETH FLOOR PLANS SCALE 1 : 250	
HARALD WATTRUS & ASSOCIATES PROFESSIONAL LAND SURVEYORS P.O. BOX 52678 SAXONWOLD, 2132 TEL : (011) 486-1274 FAX : (011) 646-3643 REF : 6185 H.L. WATTRUS PL80706-D DATE : 16-08-2013 Signed	



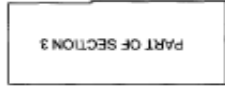
**BUILDING 1
SIXTEENTH FLOOR PLAN**



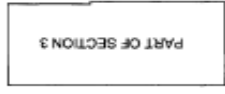
**BUILDING 1
SEVENTEENTH FLOOR PLAN**



**BUILDING 1
EIGHTEENTH FLOOR PLAN**



**BUILDING 1
NINETEENTH FLOOR PLAN**



**BUILDING 1
TWENTIETH FLOOR PLAN**



T/N

CAPE HOUSE & TOWERS

OFFICE COPY

S.G. No. D74/2014

Approved

[Signature]

2014-02-10

for Surveyor-General

Date

SHEET 10 OF 10 SHEETS

AMENDING SECTIONAL PLAN OF

CONSOLIDATION OF SECTIONS 2, 200, 207, 213, 300, 307, 313, 400, 407, 413, 500, 507, 513, 600, 607, 613, 700, 707, 713, 800, 807, 813, 900, 907, 913, 1000, 1007, 1013, 1100, 1107, 1113, 1200, 1207, 1213, 1300, 1307, 1313, 1400, 1407, 1413, 1500, 1507, 1513, 1600, 1607, 1613, 1700, 1707, 1713, 1800, 1807 and 1813 (and affects Sectional Plan S.G. No. D183/2011, SS No. 16/9/2012)

Notes :

1. (sq m.) denotes square metres.
2. SECTIONS 2, 200, 207, 213, 300, 307, 313, 400, 407, 413, 500, 507, 513, 600, 607, 613, 700, 707, 713, 800, 807, 813, 900, 907, 913, 1000, 1007, 1013, 1100, 1107, 1113, 1200, 1207, 1213, 1300, 1307, 1313, 1400, 1407, 1413, 1500, 1507, 1513, 1600, 1607, 1613, 1700, 1707, 1713, 1800, 1807 and 1813 consolidated, now known as Section 3.

CAPE HOUSE AND TOWERS

DRAWING TITLE :

PARTICIPATION QUOTA SCHEDULE

HARALD WATTRUS & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

P.O. BOX 52678

SAXONWOLD, 2132

TEL : (011) 488-1274

FAX : (011) 646-3643

REF : 6185

H.L. WATTRUS PL50706-D

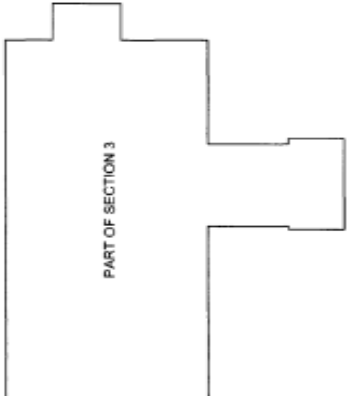
DATE : 16-08-2013

Signed

SECTION	FLOOR AREA (sq. m.)	PARTICIPATION QUOTA PERCENTAGE	SECTION	FLOOR AREA (sq. m.)	PARTICIPATION QUOTA PERCENTAGE
1	4896	33.9576	1007	Consolidated	See Section 3
2	Consolidated	See Section 3	1013	Consolidated	See Section 3
3	9522	66.0424	1100	Consolidated	See Section 3
200	Consolidated	See Section 3	1107	Consolidated	See Section 3
207	Consolidated	See Section 3	1113	Consolidated	See Section 3
213	Consolidated	See Section 3	1200	Consolidated	See Section 3
300	Consolidated	See Section 3	1207	Consolidated	See Section 3
307	Consolidated	See Section 3	1213	Consolidated	See Section 3
313	Consolidated	See Section 3	1300	Consolidated	See Section 3
400	Consolidated	See Section 3	1307	Consolidated	See Section 3
407	Consolidated	See Section 3	1313	Consolidated	See Section 3
413	Consolidated	See Section 3	1400	Consolidated	See Section 3
500	Consolidated	See Section 3	1407	Consolidated	See Section 3
507	Consolidated	See Section 3	1413	Consolidated	See Section 3
513	Consolidated	See Section 3	1500	Consolidated	See Section 3
600	Consolidated	See Section 3	1507	Consolidated	See Section 3
607	Consolidated	See Section 3	1513	Consolidated	See Section 3
613	Consolidated	See Section 3	1600	Consolidated	See Section 3
700	Consolidated	See Section 3	1607	Consolidated	See Section 3
707	Consolidated	See Section 3	1613	Consolidated	See Section 3
713	Consolidated	See Section 3	1700	Consolidated	See Section 3
800	Consolidated	See Section 3	1707	Consolidated	See Section 3
807	Consolidated	See Section 3	1713	Consolidated	See Section 3
813	Consolidated	See Section 3	1800	Consolidated	See Section 3
900	Consolidated	See Section 3	1807	Consolidated	See Section 3
907	Consolidated	See Section 3	1813	Consolidated	See Section 3
913	Consolidated	See Section 3			
1000	Consolidated	See Section 3	TOTAL	14418	100.0000

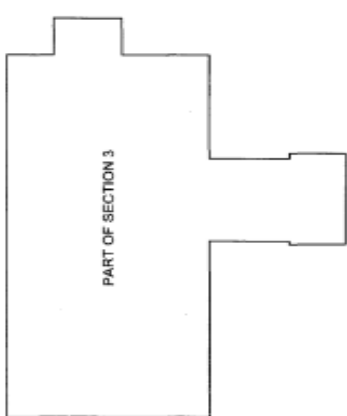
CAPE HOUSE & TOWERS

OFFICE COPY	
S.G. No. D74/2014	
Approved 	2014-02-10 Date
for Surveyor-General	
SHEET 7 OF 10 SHEETS	
AMENDING SECTIONAL PLAN OF CONSOLIDATION OF SECTIONS 2, 200, 207, 213, 300, 307, 313, 400, 407, 413, 500, 507, 513, 600, 607, 613, 700, 707, 713, 800, 807, 813, 900, 907, 913, 1000, 1007, 1013, 1100, 1107, 1113, 1200, 1207, 1213, 1300, 1307, 1313, 1400, 1407, 1413, 1500, 1507, 1513, 1600, 1607, 1613, 1700, 1707, 1713, 1800, 1807 and 1813 (and effects) Sectional Plan S.G. No. D163/2011, SS No. 169/2012	
Notes: 1. For participation quotas see Sheet 10. 2. For other parts of Section 3, see sheets 2 - 6 and 8 - 9. 3. SECTIONS 2, 200, 207, 213, 300, 307, 313, 400, 407, 413, 500, 507, 513, 600, 607, 613, 700, 707, 713, 800, 807, 813, 900, 907, 913, 1000, 1007, 1013, 1100, 1107, 1113, 1200, 1207, 1203, 1300, 1307, 1313, 1400, 1407, 1413, 1500, 1507, 1513, 1600, 1607, 1613, 1700, 1707, 1713, 1800, 1807 and 1813 consolidated, now known as Section 3.	
CAPE HOUSE AND TOWERS DRAWING TITLE: BUILDING 1: EIGHTH, NINTH, TENTH AND ELEVENTH FLOOR PLANS SCALE 1 : 250	
HARALD WATTRUS & ASSOCIATES PROFESSIONAL LAND SURVEYORS P.O. BOX 52678 SAXONWOLD, 2132 TEL : (011) 486-1274 FAX : (011) 646-3643 REF : 6185 H.L. WATTRUS PLS0706-D DATE : 16-08-2013 Signed	



PART OF SECTION 3

BUILDING 1
EIGHTH FLOOR PLAN

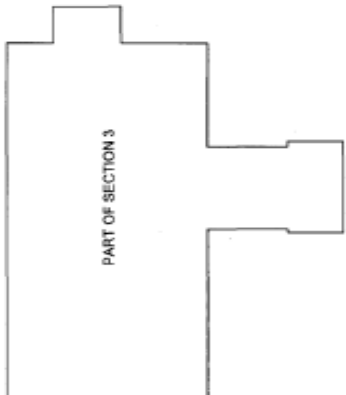


PART OF SECTION 3

BUILDING 1
NINTH FLOOR PLAN

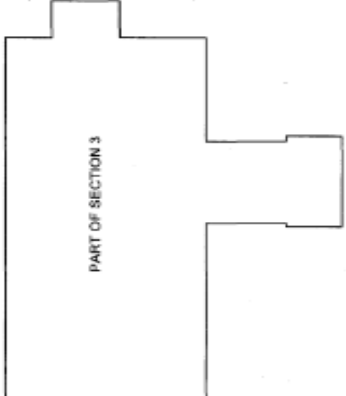


T/N



PART OF SECTION 3

BUILDING 1
TENTH FLOOR PLAN



PART OF SECTION 3

BUILDING 1
ELEVENTH FLOOR PLAN

CAPE HOUSE & TOWERS



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.

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