



## **AUCTION ON SITE**

**E.F.J BAARD**  
**ROOT-X REF: 11757 / MS**

C154 LONGBEACH  
6 MARINE DRIVE, UMHLANGA ROCKS  
KWAZULU-NATAL

**AUCTION DATE: MONDAY, 23 SEPTEMBER 2019 @ 17H30**





## **PROPERTY DESCRIPTION:**

In the heart of Umhlanga lies this Luxury 239SQM Penthouse – overlooking beautiful sea views. Situated in the sought after Longbeach complex that has direct access to the beach.

The unit, located on the 15th floor, comprises of:

- Entrance Hall
- Guest Toilet
- Open-plan Living Room with Kitchen & Dining Room
- Separate Scullery
- Family Room with scenic views, overlooking Umhlanga Beach
- 3 Bedrooms
- 2 Full Bathrooms
- 2 Balconies
- 2 Undercover Parkings



***Longbeach is a very secure well managed complex, it also has 2 sparkling pools, a tennis court and beautiful landscaped gardens. This apartment is perfect for a family home or holiday retreat and is well located with easy access to beaches, shopping centres and restaurants.***





**MAP LOCATION:**



Umhlanga, currently one of South Africa's best and most popular holiday destinations with great beaches and a laid-back atmosphere!

The area has become home to thousands of new permanent residents and its property market has blossomed in response.

As for the original 'village', it now offers an exceptional beachfront, with a 5km promenade, a cosmopolitan atmosphere and many pavement café's

It also contains a large selection of apartments, townhouse complexes and freestanding homes. It is popular with professional couples, business people and retirees seeking a relaxed lifestyle in a seaside location that is also convenient to offices, shops, medical facilities and entertainment venues.

The whole area has become attractive for investment buyers because rental demand is high and values have increased by between 10-20% over the past 2 years in the most parts of greater Umhlanga.





## RATES, TAXES & LEVIES:

- Monthly Rates: ±R 4 500.00 p/m
- Monthly Levies: ±R 5 261.74 p/m

## TERMS AND CONDITIONS OF THE AUCTION:

- **5% Deposit + Buyers Commission** payable on the fall of the hammer.
- SELLER is NOT registered for VAT; **normal Transfer Duty** apply.
- **7 Day confirmation** period.
- 45 Days for guarantees after acceptance.
- **Electrical COC** for the account of the **PURCHASER.**
- **Any Arrear Rates & Levies** for the account of the **SELLER.**





## AUCTION PROCEDURE

- 1.1 The auctioneer or his agent shall be entitled to bid up to the reserve price on behalf of the owner, but shall not be entitled to make a bid equal to or exceeding the reserve price.
- 1.2 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.
- 1.3 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.”*
- 1.4 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.
- 1.5 Registration to bid at the auction:
  - 1.5.1 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.
  - 1.5.2 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.
- 1.6 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.
- 1.7 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.
- 1.8 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.





- 1.9 The conduct of the auction is subject to the control of the auctioneer who has the sole right to regulate the bidding procedure.
- 1.10 The sale shall be by the rise and the property shall be sold to the highest bidder subject to the Rules of Auction.
- 1.11 Every prospective bidder must read the Rules of Auction and must not bid unless he or she has done so.
- 1.12 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 prior to acceptance by the seller.
- 1.13 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.
- 1.14 In the event of any dispute between the bidders, the decision of the auctioneer shall be final and binding.
- 1.15 Any error by the auctioneer shall be entitled to be corrected by him.
- 1.16 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.
- 1.17 The highest bidder ("the purchaser") shall sign the Rules of Auction immediately on the fall of the hammer.

**We assure you of our best efforts at all times.**

