



Michael James Organisation

LIQUIDATION AUCTION STELLENBOSCH

MASSIVE DEVELOPMENT POTENTIAL



AUCTION DETAILS

AUCTION DATE	Thursday 15 July 2010 @ 11h15
AUCTION VENUE	AGAPE RETIREMENT VILLAGE, HAMMANSHAND ROAD, STELLENBOSCH
VIEWING	BY APPOINTMENT

GENERAL INFORMATION

ZONING	FRAIL CARE CENTRE FOR THE ELDERLY
ERF NO.	13833, STELLENBOSCH
PHYSICAL ADDRESS	HAMMANSHAND ROAD, STELLENBOSCH
SIZE OF ERF	2079 m ² in Extent
PROVINCE	Western Cape
TITLE DEED NUMBER	T105288/2005
REGISTERED OWNER	BLACK RIVER DEVELOPMENT (PTY) LTD



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THE DEVELOPMENT COMPRISES

- **APPROVED PLANS FOR 64 RETIREMENT UNITS – BEING MADE UP AS FOLLOWS:-**
 1. **16 X 26m² BACHELOR UNITS**
 2. **48 X 34m² BACHELOR UNITS**
 3. **8 BED FRAIL CARE UNIT**
 4. **SMALL KITCHEN**
 5. **DININGROOM FOR 40 PEOPLE**
- **THE DEVELOPMENT IS 60 – 65% COMPLETE**
- **AVERAGE SELLING PRICE OF R550,000.00 PER UNIT**
- **PROPERTY IS SITUATED IN HAMMANSHAND ROAD, THE NORTHERN SIDE OF STELLENBOSCH**
- **ALL SERVICES BEING:- MUNICIPAL ELECTRICITY, WATER & SEWERAGE ARE AVAILABLE**
- **COPY OF APPROVED PLANS AVAILABLE ON REQUEST**

TERMS AND CONDITIONS

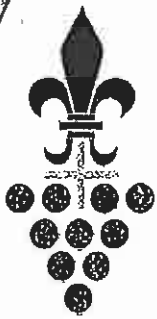
10% DEPOSIT PLUS AUCTIONEER'S COMMISSION ON THE FALL OF THE HAMMER, BALANCE ON TRANSFER.

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STELLENBOSCH
STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Navrae / Enquiries
U verwysing / Your ref.
Ons verwysing / Our Ref.
Datum / Date
Telefoon / Telephone
Faks / Fax
E-pos / E-mail

F M van Wyk
Erf 13833
2004-11-09
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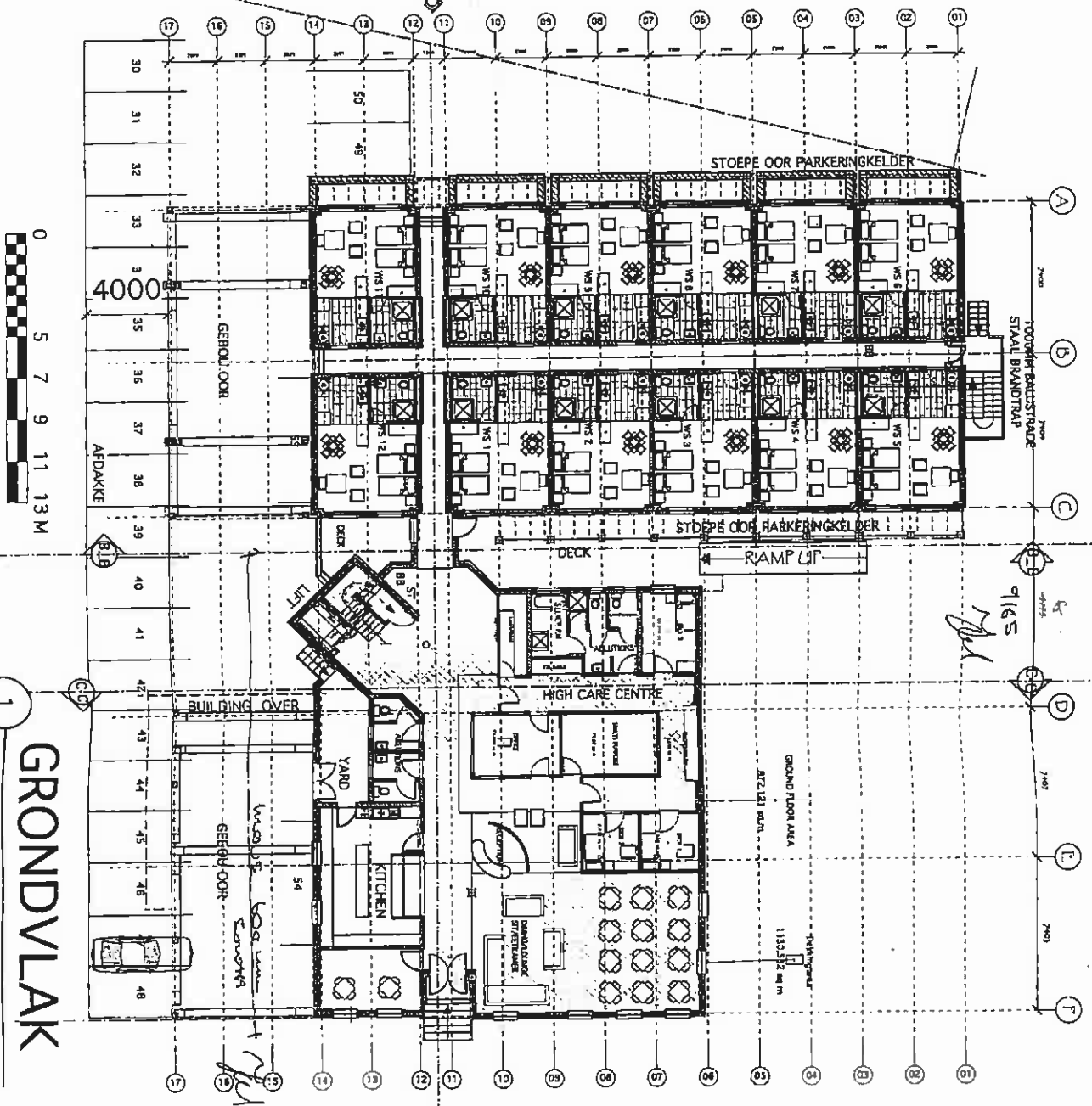
SONERINGCERTIFIKAAT

ERF 13833

Hiermee word gesertifiseer dat Erf 13833, Stellenbosch vir Inrigtingdoeleindes (sentrum vir verswakte bejaardes) gesoneer is.

Die uwe

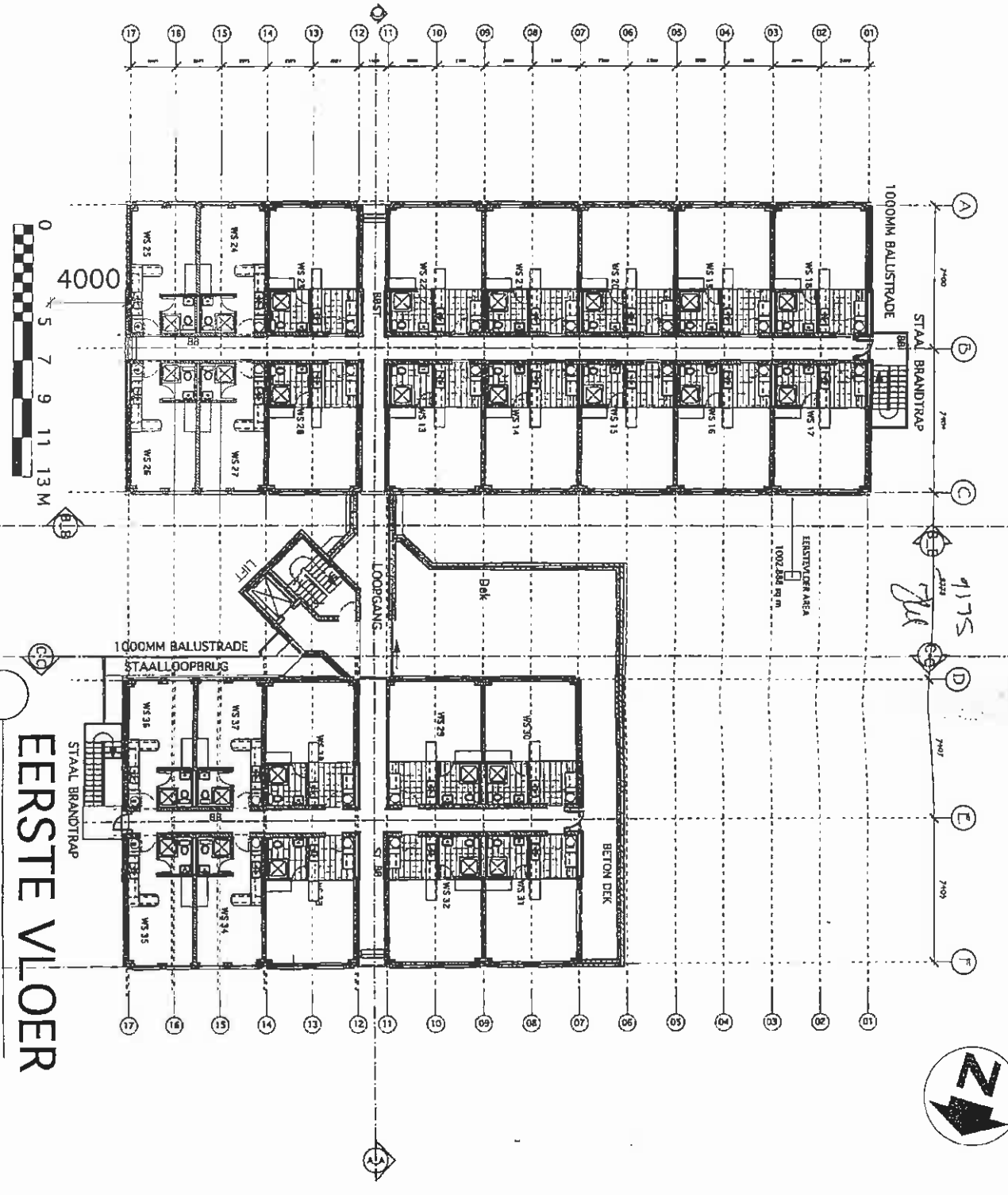
n. WAARNEMENDE DIREKTEUR : BEPLANNING EN EKONOMIESE ONTWIKKELINGSDIENSTE



GRONDVLAK



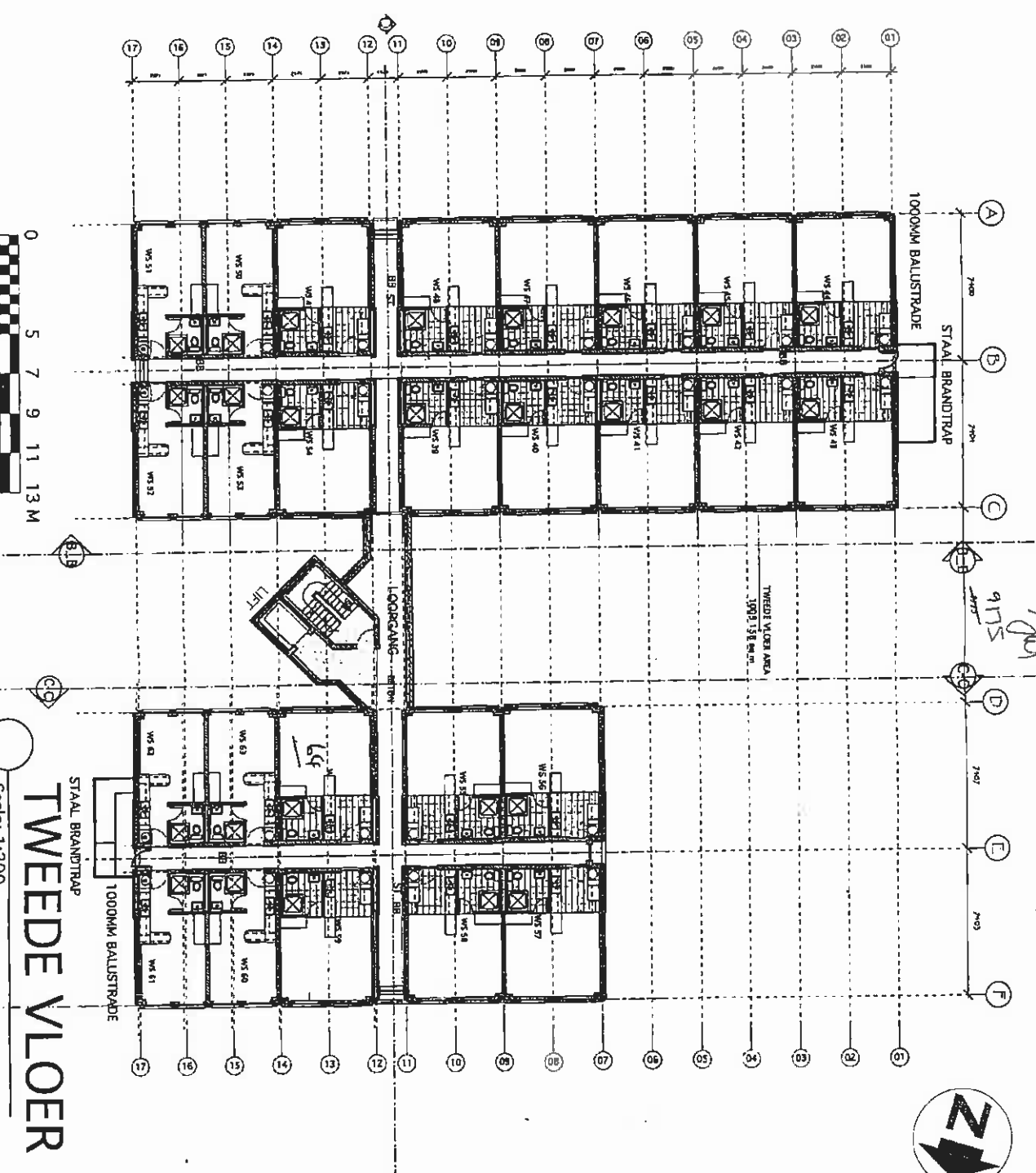
No. 1771	Agencia	1771
<p>Agencia afree-coord Sorgesentrum Erf 13833, Stellenbosch V/r Queensgate Prop Group Grondvloerplan sonder meetbids</p>		
<p>Erich Lutz Architect/Argitek SA 001 601 1951</p>		
<p>APPROVED MUNICIPALITY BUILDING CONTROL</p>		
<p>Approved for construction 08/11/07 V/r meubelplan grondvloer V/r gebouwing</p>		
<p>Uitgevoerd deur: - Sine Noes</p>		
<p>1771</p>		
<p>2.03</p>		
<p>Totaal blads</p>		



EERSTE VLOER



<p> STIL ERBOSCH ARCHITECTURAL QUALITY APPROVED BUILDING CONTROL </p>	<p> Erich Lutz Architect/Graphic SA (RN) 660 758 </p>
<p> F.W. Lutz Kerkwielers Kerkwielersstraat 246/250, 3000 Leuven, Belgium Tel: +32 (0)3 235 2500 </p>	<p> Agapé s'inter-oort Sorgesantuar Et 13835, Stelandsnach Via Queensgrate Prop Group Eerste Vloerplan Sonder meetbids </p>
<p> 01/10/08 - Aanpak van aanbesteding 01/10/07 - Voorbereiding aanbesteding 01/10/07 - Uitvoering aanbesteding - Issue Notes </p>	<p> 171 2.04 Tiel Steets </p>



TWEEDE VLOER

Scale: 1:200



<p>STELLENBOSCH MUNICIPALITY APPROVED BUILDING CONTROL</p>		<p>Agapè street-dord Sorgentium Erf 13833, Stellenbosch V/F, Queensgate Prop Group</p>	
<p>Erich Lutz Architect/Argitek</p>		<p>Agapè street-dord Sorgentium Erf 13833, Stellenbosch V/F, Queensgate Prop Group</p>	
<p>F.W. Lutz Medeontek</p>		<p>Agapè street-dord Sorgentium Erf 13833, Stellenbosch V/F, Queensgate Prop Group</p>	
<p>215006 215007 215008</p>		<p>171</p>	
<p>2.05</p>		<p>171</p>	
<p>2007</p>		<p>171</p>	