



KNYSNA MUNICIPALITY MULTI PROPERTY ON-SITE SIMULCAST AUCTION



10AM, WEDNESDAY 21 MAY 2025

160 Walker Street, Buffalo Bay, Knysna

Key features: ERF 160 size: 600m² | Lounge / Dining Room | Double Garage | 3 Bedrooms | 2 Bathrooms | Residential Property



VAT AND RESERVE PRICE APPLICABLE | BUYERS COMMISSION APPLICABLE
REFUNDABLE REGISTRATION R20 000 | FINAL OFFERS ARE SUBJECT TO COUNCIL ACCEPTANCE

On-site Simulcast venue: Knysna Municipality Town Hall - Queen Street, Knysna | **On-site enquiries:** Sinovuyo +27 67 705 6015
Info line: +27 79 610 5049 | **Web:** www.riley.africa | The rules of auction apply. Visit www.riley.africa for more detailed terms and conditions.





Head Office: 3 Berkswell Rd | Gresswold | 2090

KZN: Unit 10 | Cedarlake Park | Riverhorse Valley Industrial | Durban | 4017

EC: 34 Stanford Terrace | **Mthatha** | 5100 | **East London:** 12 Edison Road | Westbank | 5241

WC: Corner Anson and Collingwood Road | Observatory | Cape Town | 7100

FS: 1 Valencia Road | Bloemfontein | 9301

NC: 20 Reginald De Villiers | Monument Heights | Kimberly | 8301



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DISCLAIMER

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Power of Attorney

On instruction of and on behalf of the owner, Riley Auction (Pty) Ltd will bring to auction the subject property residential property which is 600m² in extent

The property will be offered for sale via **TIMED ONLINE AUCTION ON 21 May 2025**

All interested bidders are required to registered for the auction before the auction starts on **21 May 2025** A fully refundable pre-auction Registration Deposit of R20 000 is payable into Auctioneers' Trust Account on registration.

Registration Deposit: R20 000 refundable deposit payable on registration

Purchasers Deposit: 10% of the Purchase Price payable fall of the hammer



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Commission:

Buyers Commission Applicable

Occupation:

Date of Registration of Transfer.

Risk, Control & Insurance:

The sole risk and control and benefit in and to the property shall, unless otherwise agreed in writing and signed by both parties, pass to the Purchaser on the date of registration of transfer into the Purchaser's name and from that date, the Purchaser shall be liable for all imposts levied on the property, inclusive of and without limiting the generality hereof, all municipal rates and taxes, licences and other official and/or municipal and consumable charges.

Rules of Auctions: The Rules of Auction are available on our website at www.riley.africa

LOCALITY:

Property Address: 160 Walker Street, Buffalo Bay, Western Cape

City & Province: Buffalo Bay, Western Cape

PROPERTY INFORMATION:

ERF: 160

Title Deed Number: T17991/1978

Registered Size: 600.00SQM



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FAX: 044 302 6340
Email: accounts@knysna.gov.za
Web: www.knysna.gov.za
VAT Reg No: 4360193070



HARIPARSAD P
160 WALKER DRIVE
BUFFALO BAY
KNYSNA
6570

ACCOUNT NUMBER			
2-10160-000-33-4			
VALUATION	BNP FLOT AM	DEPOSIT	LAST RECEIPT
	810260000		31/01/25
AREA		STREET ADDRESS	
		160 WALKER DRIVE, BUFFALO	
VAT NO	WARD	SURNAME	
	05	Buffalo Bay	

TAX INVOICE

210160000334-01-25

DATE	REFERENCE	DETAIL	VAT	AMOUNT
23/01/25	z/46056V32	BALANCE BROUGHT FORWARD		20 274.00
31/01/25	12.25%	RECEIPTS		-11 122.53
31/01/25	12%	INTEREST ELEC CNS		16.90
31/01/25	12%	INTEREST ELEC CNS		16.55
31/01/25	12%	INTEREST ELEC CNS		16.55
31/01/25	R:21/1	RENTAL		7 459.03
31/01/25	Corr Rev Int	JOURNAL		-16.55
31/01/25	Revint	JOURNAL		-16.90
31/01/25	211323	ELEC DOMEST 30AMP	29.56	226.64
31/01/25	TAR: 1007	BASIC:		
31/01/25	211323	ELEC DOMEST 30AMP	451.26	3 459.70
		49.32 KWH @ 1.7491 =		86.27
		295.89 KWH @ 2.2201 =		656.91
		246.58 KWH @ 3.1853 =		785.43
		418.22 KWH @ 3.5384 =		1479.83
	TAR: 1007			
TOTAL VAT:				480.82
ATTORNEY	0.00	AGREEMENTS	0.00	
ARREARS	9 151.47	CURRENT	11 161.92	
PAY ON OR BEFORE				28/02/2025
AMOUNT DUE				20 313.39



POST OFFICE: 0187 210160000334



11346210160000334

ELECTRONIC PAYMENTS CAN BE MADE TO THE FOLLOWING BANK ACCOUNT:
ACCOUNT/BANK NAME: KNYRNA MUNICIPALITY/STANDARD BANK
BRANCH CODE: 080314
ACCOUNT NUMBER: 303265043
REFERENCE: 210160000334



>>>>>915972101600003345



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WinDeed Property
CAPE TOWN, BUFFALO BAY, 160, 0

Lexis® WinDeed

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

SEARCH CRITERIA

Search Date	2025/02/12 14:32	Township	BUFFALO BAY
Reference	-	Erf Number	160
Report Print Date	2025/02/12 15:00	Portion Number	0
Deeds Office	Cape Town		

REGISTERED PROPERTY DETAILS

Property Type	ERF	Diagram Deed Number	DUM
Erf Number	160	Registered Size	600.0000SQM
Portion Number	0	Municipality	SEDFIELD MUN
Township	BUFFALO BAY	Province	WESTERN CAPE
Registration Division	KNYSNA RD	Coordinates (Lat/Long)	-34.087099 / 22.974258
Deed Office	CAPE TOWN		

OWNER INFORMATION (1)

MUN KNYNSA		Owner 1 of 1	
Person Type	COMPANY	Title Deed	T17997/1978
Name	MUN KNYNSA	Purchase Date	-
Registration Number	-	Purchase Price (R)	-
Share (%)	-	Registration Date	1978/07/31

DISCLAIMER

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MAPS

Satellite

A satellite map showing a residential area with houses, streets, and a body of water. A purple rectangle highlights the property location. The map is credited to OpenStreetMap contributors.

Street

A street map showing the same residential area. A purple rectangle highlights the property location. The map is credited to OpenStreetMap contributors.

PROPERTY INFORMATION

Address	-
Primary Use	-
Estate	-

ROOM CONFIGURATION			
Bedrooms	1	Internal Finishes	-
Bathrooms	1	Reception Areas	-
Kitchens	1	Study / Office	-

GENERAL INFORMATION			
Door Number	-	Roof Type	-
Floor Size	- SQM	Wall Type	-
Storeys	-	Construction Year	-

OTHER FEATURES			
Garages	-	Pool	-
Garden	-	Additional Dwellings	-

MUNICIPAL VALUATION

Municipal Valuation (R)	-	Valuation Year	-
Zoning Usage			

SALES

Sales shows the details of the most recent transfers in close proximity to the specified property.

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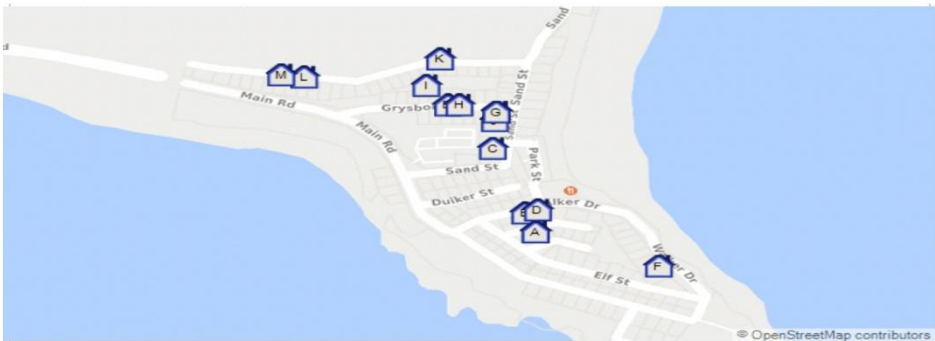
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RECENTLY REGISTERED TRANSFERS						
	Address / Property Information	Size (m²)	Sales Price (R)	Distance (m)	Sold	Transferred
A	.	421	12 000 000	82	2024/03/09	2024/10/31
B	158 DASSIE STREET, BUFFALO BAY	270	4 400 000	76	2024/05/13	2024/07/17
C	57 SAND STREET, BUFFALO BAY	550	12 800 000	161	2024/03/04	2024/04/15
A	.	421	10 000 000	82	2023/02/23	2023/05/22
D	157 DASSIE STREET, BUFFALO BAY	275	5 000 000	58	2022/08/04	2022/11/10
E	47 GRYSBOK STREET, BUFFALO BAY	464	5 950 000	266	2023/11/09	2024/02/01
F	170 WALKER DRIVE, BUFFALO BAY	678	1 010 543	165	2022/03/19	2023/01/18
G	53 SAND STREET, BUFFALO BAY	572	7 000 000	216	2022/11/07	2023/01/19
H	48 GRYSBOK STREET, BUFFALO BAY	481	4 000 000	256	2022/10/21	2023/05/16
I	38 GRYSBOK STREET, BUFFALO BAY	487	6 000 000	315	2023/08/21	2023/11/01
J	54 SAND STREET, BUFFALO BAY	613	9 500 000	203	2022/06/08	2022/09/09

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K	22 PANORAMA STREET, BUFFALO BAY	351	6 250 000	347	2022/01/18	2023/06/20
G	53 SAND STREET, BUFFALO BAY	572	6 250 000	216	2021/12/08	2022/02/14
L	10 PANORAMA STREET, BUFFALO BAY	513	10 250 000	449	2022/09/12	2023/01/26
M	8 PANORAMA STREET, BUFFALO BAY	495	7 300 000	477	2022/06/17	2022/08/11

SALES ANALYSIS

15 properties used in the analysis.

Note: Where there is no monetary value or extent it has been ignored.

	Price (R)	R/m²	Extent (m²)
Highest Priced Property	12 800 000	18 879	678
Average Priced Property	7 247 182	15 270	475
Lowest Priced Property	1 010 543	3 743	270

PROPERTY HISTORY (1)

#	Document	Amount (R)	Holder
1	T17997/1978	-	MUN BUFFALO BAY

AMENITIES (6)

#	Name	Type	Distance (m)
1	BUFFALO BAY BEACH PARKING	TRANSPORT AND PUBLIC SERVICES	128
2	BUFFALO BAY PUBLIC PARKING	TRANSPORT AND PUBLIC SERVICES	226
3	BUFFALO BAY CARAVAN PARK	SPORTS AND LEISURE	288
4	BUFFALO BAY BEACH PARKING	SPORTS AND LEISURE	343
5	BUFFALO BAY WILDSIDE PARKING	TRANSPORT AND PUBLIC SERVICES	1 471
6	WIDESIDE PARKING	TRANSPORT AND PUBLIC SERVICES	1 476

SUBURB TRENDS

The Suburb Trend graphs show the average price and total volume of sales in the suburb.

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PROPERTY DESCRIPTION:

The subject property is situated in an average area of this well-established suburb namely Buffalo Bay (also known as Buffelsbaai). Buffalo Bay is a small coastal village near Knysna, located within the Garden Route. It is a highly sought-after holiday destination due to its pristine beaches, unspoiled natural surroundings, and proximity to the Goukamma Nature Reserve. The area is predominantly made up of holiday homes, permanent residences, and a few commercial properties catering to tourism.

Town Planning and Zoning

	PERMITTED	ACTUAL
<u>Zoning</u>	Single Residential Zone 1	Residential (house)
<u>Coverage:</u>	70%	29,83% 179S QM
<u>Height</u>	At most 2 storeys	Single Storey.
<u>Building Lines</u>	1m Street, Side, and Rear Building Line	There are reasonable distances from all site boundaries to the building.
<u>Parking requirements</u>	At least 1 parking space per land unit, on the land unit, if so required by Council.	Ample space is available for on-site parking bays.
<u>Comments</u>	As far as could be ascertained, the subject property complies with all the provisions of the current town planning scheme.	

Services

Water, sewer, electricity, refuse collection and telephone services, are available and connected to municipal lines.

Availability of Amenities

Buffalo Bay is a small coastal village with limited amenities, as it is primarily a holiday destination within the Goukamma Nature Reserve. Most essential services and facilities are found in Knysna, which is about 20 km away

Amenity	Type	Distance (km)
Buffels Baai Beach	Beach	0.12 km
Brenton on Sea Beach	Beach	4.50 km

Improvements

- Structures

The subject property offers a single storey dwelling with an attached out building. The main dwelling comprises of three bedrooms, two bathroom, with an open plan lounge and kitchen. The Out building comprises of a double garage and domestic quarters.

Other improvements comprises of paving, and veranda.

- Construction

The construction is of conventional means.

- Condition

Despite not having conducted any structural survey, the improvements seemed to generally in an average condition.



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Images of the property.





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