



KNYSNA MUNICIPALITY MULTI PROPERTY ON-SITE SIMULCAST AUCTION



10AM, WEDNESDAY 21 MAY 2025

535 Barnard Street, Rheenendal, Knysna

Key features: ERF 535 Size 175m² | Vacant Land



**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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Power of Attorney

On instruction of and on behalf of the owner, Riley Auction (Pty) Ltd will bring to auction the subject property vacant land which is 175 m² in extent

The property will be offered for sale via **LIVE ONSITE SIMULCAST 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
Commission:	Buyers Commission Applicable



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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: Cnr Main Road & Barnard Street, Rheenendal

City & Province: Rheenendal, Western Cape

PROPERTY INFORMATION:

ERF: 535

Title Deed Number: Unregistered

Registered Size: 175.00SQM



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PROPERTY DESCRIPTION:

The subject property is situated on the corner of Bernard Street and Num Num Street, within the rural township of Rheenendal, Knysna District, Western Cape. The surrounding area is characterised by low density residential developments. The subject property comprises of a level rectangular shaped corner plot which is on the street level and is easily accessible.

Zoning/Use.

As per the Knysna Municipality Zoning Scheme by-law (2020) the property is zoned Business Zone II.

Note, we have not had site of a Zoning Certificate, and this information was obtained from the "FINANCE AND GOVERNANCE COMMITTEE MEETING (COPORATE ITEMS) Tuesday, 21 November 2023"

Improvements.

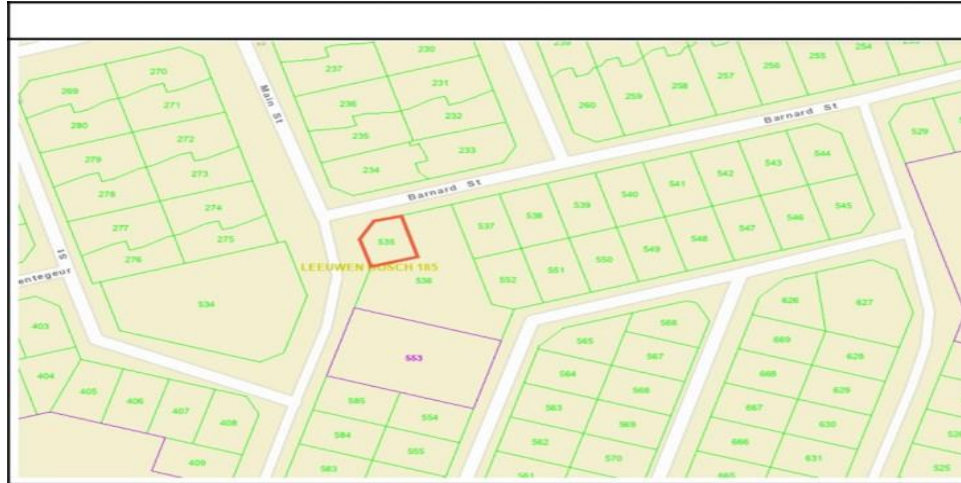
The subject property constitutes vacant land with no improvements.

Services

Water, sewer, electricity, refuse collection and telephone services are available.

Availability of Amenities

The subject property is in close proximity to the basic local amenities in the area. With some amenities being in a 15km radius, in Knysna. The subject property has an easy access to main arterial roads providing access to the Road that links to N2 Highway to Knysna





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P.O. Box 21 KNYRNA 6570
TEL: 044 302 6300
FAX: 044 302 6340
eMail: accounts@knysna.gov.za
Web: www.knysna.gov.za
VAT Reg No: 4300193070



LAMINIE WJ
P.O. BOX 227
RHEENENDAL
6576

ACCOUNT NUMBER 0-50053-500-01-9			
VALUATION	BRP REGISTRATION	DEPOSIT	LAST RECEIPT
	500535000		31/01/25
AREA		STREET ADDRESS	
		BARNARD STREET	
VAT NO	WARD	SUBURB	
	05	Rheenendal	

TAX INVOICE

50053500019-01-25

DATE	REFERENCE	DETAIL	VAT	AMOUNT
31/01/25	12.25%	BALANCE BROUGHT FORWARD		25 367.24
31/01/25	12%	INTEREST REFUSE		16.36
31/01/25	12%	INTEREST REFUSE		16.03
31/01/25	12%	INTEREST REFUSE		16.03
31/01/25	12.25%	INTEREST SEWER		28.06
31/01/25	12%	INTEREST SEWER		27.49
31/01/25	12%	INTEREST SEWER		27.49
31/01/25	Corr Rev Int	JOURNAL		-16.03
31/01/25	RevInt	JOURNAL		-16.36
31/01/25	Corr Rev Int	JOURNAL		-27.49
31/01/25	RevInt	JOURNAL		-28.06
TOTAL VAT:			0.00	
ATTORNEY	0.00	ADVERTISEMENTS	0.00	
ARRRARG			25 367.24	
CURRENT			43.52	
PAY ON OR BEFORE			28/02/2025	
				AMOUNT DUE
				25 410.76

SnapScan



zapper



POST OFFICE: 0187 050053500019

SPAR



11346050053500019

ELECTRONIC PAYMENTS CAN BE MADE TO THE FOLLOWING BANK ACCOUNT:
ACCOUNT/BANK NAME: KNYRNA MUNICIPALITY STANDARD BANK
BRANCH CODE: 050314
ACCOUNT NUMBER: 303265043
REFERENCE: 50053500019



>>>>915970500535000197



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P O Box 21 KNYNSA 6570
TEL: 044 300 6300
FAX: 044 300 6300
email: info@knysna.gov.za
Web: www.knysna.gov.za
VAT Reg No: 4360193076



LAMINIE WJ
PO BOX 227
RHEENENDAL
RHEENENDAL
6576

ACCOUNT NUMBER 5-00535-000-00-8					
VALUATION 20000	EMP ID/ST AM 500535000	DEPOSIT	LAST RECEIPT 31/01/25	ACCOUNT DATE 31/01/25	
AREA 175		STREET ADDRESS BARNARD STREET			
VAT NO	WARD 05	SUBURB Rheenenda1			

TAX INVOICE

500535000008-01-25

DATE	REFERENCE	DETAIL	VAT	AMOUNT
31/01/25	12.25%	INTEREST BROUGHT FORWARD		58 281.18
31/01/25	12%	INTEREST REFUSE		130.17
31/01/25	12%	INTEREST REFUSE		127.52
31/01/25	12.25%	INTEREST REFUSE		130.17
31/01/25	12.25%	INTEREST SEWER		158.32
31/01/25	12%	INTEREST SEWER		155.09
31/01/25	12.25%	INTEREST SEWER		158.32
31/01/25	12.25%	INT WTR AV/BASIC		149.86
31/01/25	12%	INT WTR AV/BASIC		146.81
31/01/25	12.25%	INT WTR AV/BASIC		149.86
31/01/25	12.25%	INTEREST RATES		0.40
31/01/25	12.25%	INTEREST RATES		0.40
31/01/25	12%	INTEREST RATES		0.39
31/01/25	RevInt	JOURNAL		-130.17
31/01/25	Corr Rev Int	JOURNAL		-130.17
31/01/25	RevInt	JOURNAL		-158.32
31/01/25	Corr Rev Int	JOURNAL		-158.32
31/01/25	RevInt	JOURNAL		-149.86
31/01/25	Corr Rev Int	JOURNAL		-149.86
31/01/25	RevInt	JOURNAL		-0.40
31/01/25	RevInt	JOURNAL		-0.40
TOTAL VAT: 0.00				
ATTORNEY		0.00	ADVERTISEMENTS	0.00
ARREARS		58 281.18	CURRENT	429.81
PAY ON OR BEFORE		28/02/2025	AMOUNT DUE	58 710.99



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Post Office



11346500535000008



>>>>915975005350000087

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BRANCH CODE: 050314
ACCOUNT NUMBER: 303265043
REFERENCE: 500535000008



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WinDeed Property
CAPE TOWN, RHEENENDAL, 535, 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 14:39	Township	RHEENENDAL
Reference	-	Erf Number	535
Report Print Date	2025/02/12 14:59	Portion Number	0
Deeds Office	Cape Town		

REGISTERED PROPERTY DETAILS

Property Type	ERF	Diagram Deed Number	DU 1000/800
Erf Number	535	Registered Size	175.0000SQM
Portion Number	0	Municipality	OUTENIQUA DC
Township	RHEENENDAL	Province	WESTERN CAPE
Registration Division	NOT AVAILABLE	Coordinates (Lat/Long)	-33.948645 / 22.934675
Deed Office	CAPE TOWN		

OWNER INFORMATION (1)

MUN KNYSNA		Owner 1 of 1	
Person Type	COMPANY	Title Deed	T681/2002
Name	MUN KNYSNA	Purchase Date	-
Registration Number	-	Purchase Price (R)	-
Share (%)	-	Registration Date	2002/01/07

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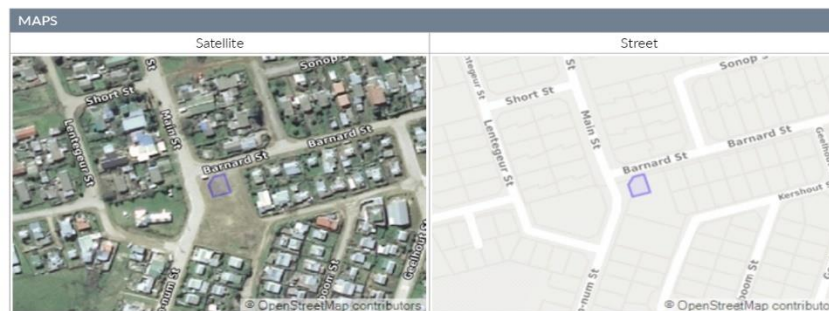
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PROPERTY INFORMATION

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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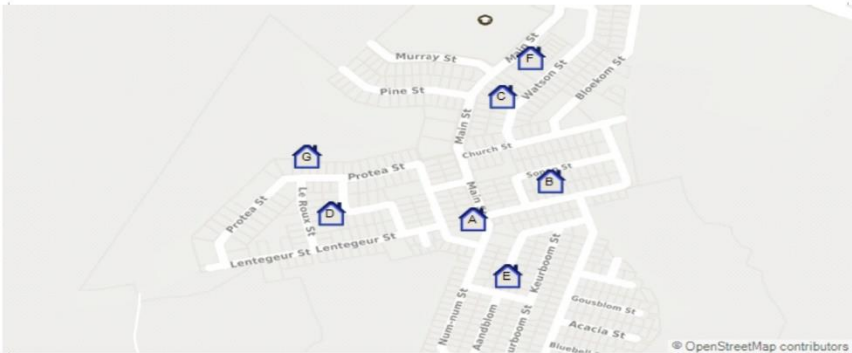
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RECENTLY REGISTERED TRANSFERS						
	Address / Property Information	Size (m²)	Sales Price (R)	Distance (m)	Sold	Transferred
A	534 SUIKERBEKKIE STREET, KINGFISHER CREEK	1 501	50 000	45	2023/03/02	2023/12/07
B	325 BARNARD STREET, RHEENENDAL	315	40 000	94	2023/05/19	2023/11/16
C	212 WATSON STREET, RHEENENDAL	399	85 000	223	2023/11/07	2024/08/20
D	4011 AZALEA STREET, RHEENENDAL	1 332	25 000	252	2023/03/02	2024/09/26
E		250	60 000	135	2022/08/05	2022/11/15
F	51 GRYSBOK ROAD, RHEENENDAL	833	110 000	303	2023/03/06	2023/06/19
G	486 PROTEA STREET, RHEENENDAL	281	120 000	306	2022/01/27	2022/08/05

SALES ANALYSIS			
7 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	120 000	80	1 501

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Average Priced Property	70 000	100	702
Lowest Priced Property	25 000	100	250

BONDS AND OTHER DOCUMENTS (1)

#	Document Number	Institution	Amount (R)
1	GENERAL PLAN FROM	TOWN RHEENENDAL ,ERF 670 ,PRTN	-

PROPERTY HISTORY

No property history to display

AMENITIES (1)

#	Name	Type	Distance (m)
1	RHEENENDAL PRIMARY	EDUCATION	400

SUBURB TRENDS

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

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Images of the property.





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HOW TO BID ON A SIMULCAST AUCTION

Symphony of live on-site and online auctions

Register to bid on www.riley.africa



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Overview

A simulcast auction extends a physical auction experience online, allowing buyers to bid and purchase items remotely in real-time. It uses video and audio streaming technology to mirror the auctioneer's actions and item presentations. Simulcast auctions are convenient for buyers who cannot physically attend the auction, offering a virtual option to participate.



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Step 1:

Sign in with the details you used
to create your profile



AUCTIONS AFRICA

Your Empowered Auction
House



Home

About Us

Services

Past Auctions

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SIGN IN

CREATE PROFILE

TIMED ONLINE FLEET AUCTION 2025

R10,000 REFUNDABLE REGISTRATION FEE + FICA, REGISTRATION STRICTLY CLOSING 9AM ON THE DAY OF AUCTION

Registration closes on 11/01/2025 at 09:00 AM. Registration fee is R10,000. FICA is R10,000. Registration fee is refundable if you register before 11/01/2025 at 09:00 AM. Registration fee is non-refundable if you register after 11/01/2025 at 09:00 AM. Registration fee is non-refundable if you register after 11/01/2025 at 09:00 AM. Registration fee is non-refundable if you register after 11/01/2025 at 09:00 AM.

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Step 2:

Select by double clicking on the auction you are registered for. Be sure to send proof of payment so you are allocated to the auction.



CORPORATE DISPOSAL
**KNYSNA MUNICIPALITY MULTI
PROPERTY ONSITE SIMULCAST
AUCTION**
Simulcast

Reference:	Starts:
152	Wed 21-May-2025
Deposit:	Ends:
ZAR:20,000.00	Wed 21-May-2025

4 LOT/S

Viewing: Viewing by Appointment: 28 April 2025 to 20 May 2025
(9:00AM - 15:00PM)



@rileyauctionsafrika



Riley Auctions Africa & Riley Mzantsi



Riley Auctions Africa



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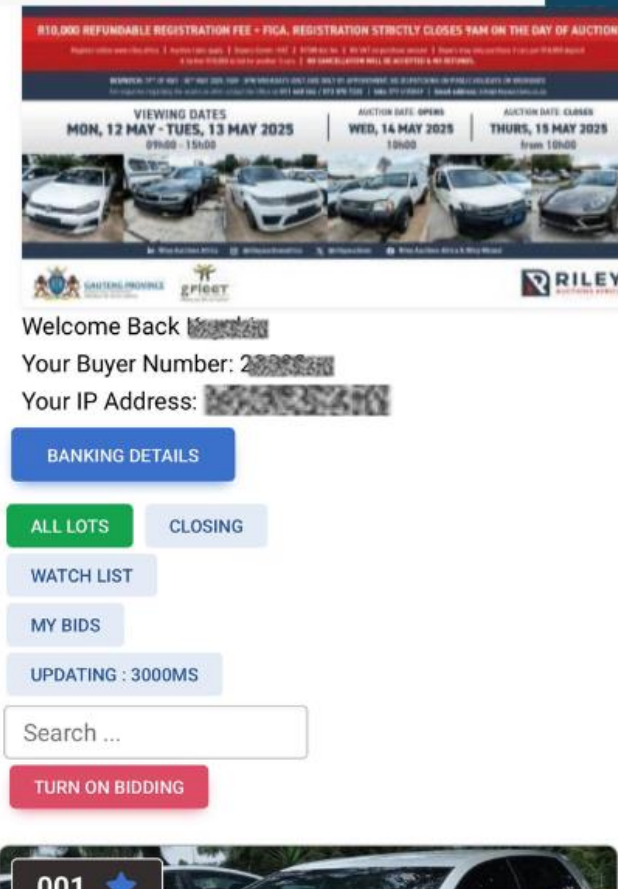
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Step 3:

Once ready, turn on bidding. On the relevant item of your choice, place a bid. There will be others bidding against you.



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Step 4:

If you are outbid, you are able to competitively place another by increasing the current bid in set increments.



UPDATING : 2000MS

Search ...

TURN ON BIDDING

069 ★

19H 45M 38S

Selling: R105,000.00

Select Bid Amount ▼

PLACE BID

Provisional Leading Buyer: [REDACTED]

Increments : R2,500.00

2016 MERCEDES GLE 500 (ODO : 257383)

ODOMETER : 257383 (AS DISPLAYED) REG : FI 88KKGP VIN :



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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



Step 5:

You will note a timer. This indicates the approximate time the specific lot will close. Lots close chronologically.



UPDATING : 2000MS

Search ...

TURN ON BIDDING

069 ★

19H 45M 38S

Selling: R105,000.00

Select Bid Amount ▼

PLACE BID

Provisional Leading Buyer: [REDACTED]

Increments : R2,500.00

2016 MERCEDES GLE 500 (ODO : 257383)

ODOMETER : 257383 (AS DISPLAYED) REG : FI 88KKGP VIN :



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