

From: Andrew Jones <info@cthf.co.za>
Sent: Tuesday, 28 January 2025 13:03
To: erik@michaeljames.co.za
Cc: Samantha James; Astoreyjones
Subject: Re: AUCTION INFORMATION // 73 GIBSON ROAD, KENILWORTH - Erf 68576

Good day Erik

Thank you for your enquiry.

Just from looking on Google Maps, it is clear from the street photo that this dwelling, situated at 73 Gibson Rd Kenilworth, is a late Victorian dwelling - it is also surrounded by other dwellings of the same period. The streetscape therefore is also protected.

The National Heritage Resources Act stipulates that all buildings older than 60 years are protected - this means that application must be made to the City of Cape Town and local Heritage Bodies for their comment. These comments will then be submitted to Heritage Western Cape as the Decision Making Authority who will grant or refuse a permit for alterations.

You can visit City of Cape Town map viewer to establish the heritage grading of this property and whether it is situated within a HPOZ - heritage protection overlay zone.

Kind regards

Ian Pretorius

On 2025-01-23 09:24, erik@michaeljames.co.za wrote:

Dear Cape Town Heritage Foundation

We are preparing an auction for this property and need to know if the subject property that we believe was built around 1893 is protected under any Heritage Laws

Your assistance in this regard will be greatly appreciated

Kind Regards

Erik Reeder || Auctioneer

Tel: +27(0) 21 851-7007 | Fax: +27(0) 21 851-6724 | Mobile: +27 (0)63-394-3852

Email: erik@michaeljames.co.za || Website: www.michaeljames.co.za

Physical Address – Michael James Auction Centre; 63 Victoria Street; Somerset West; 7130; South Africa || Postal Address – P.O. Box 269; Somerset West; 7129; South Africa



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Winelands Auction Gallery (Pty) Ltd t/a Michael James Organisation

Dear Sirs

We refer to your enquiry received in this matter.

Please find below the link to our website for your attention.

Link to auction: <https://michaeljames.co.za/auctions/Z0pItOPb6S4ANDrM5uAg>

Kindly find enclosed the following:-

- Auction advertisement
- Conditions of sale
- Monthly rates payable: ± R1,300.00

Kindly note the following:-

- **Date of Auction:** Wednesday, 26 February 2025
- **Time of Auction:** 11h15
- **Venue for Auction:** 73 Gibson Road, Kenilworth
- **Pre-Auction Viewing:** Sunday, 23 February 2pm – 4pm (no other day is permitted for viewing)
- **Conditions of Sale:** The attached conditions of sale is the document that will need to be signed by the auction bidder immediately after the auction

- **Auction:** the sale of the property will be done by auction only and not prior to the auction
- **The estimate value for the auction is between R1,700,000 – R1,800,000, there is no reserve price the sale will be subject to the Executors confirmation**

Brief Auction Terms & Conditions:-

- FICA documentation will be required for auction registration
- A 10% deposit is payable on the fall of the hammer
- 7.5% auctioneer’s commission plus VAT thereon is payable on the fall of the hammer
- The balance of the purchase price to be paid on transfer
- Guarantees to be provided within 30 days from date of acceptance
- Possession passes to the purchaser on date of date of acceptance

Should you require any additional information please do not hesitate to contact the writer.

Regards

Samantha James || Director

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