



SINCE 1964

Optimizing your assets

# INFO PACK

## TIMED ONLINE AUCTION



### ONLINE BIDDING OPENS:

Tuesday, 2 December 2025 @ 12:00

### ONLINE BIDDING CLOSES:

Wednesday, 3 December 2025 @ 12:00

### ADMINISTRATOR

Chanél Tame

[chanel@vansauctions.co.za](mailto:chanel@vansauctions.co.za)

086 111 8267



# INDUSTRIAL SPACE!! UTILISED AS VARIOUS ROOMS/CUBICLES DURBAN, KZN



## How to register:

Bidders to register online (visit our website [www.vansauctions.co.za](http://www.vansauctions.co.za))  
or email [chanel@vansauctions.co.za](mailto:chanel@vansauctions.co.za)

Registration fee of R 50,000 only payable via EFT only,  
FICA documents required to be able to register.

## Please Note:

**Online Bidding Opens:** 12:00 on Tuesday, 2 December 2025  
**Online Bidding Closes:** 12:00 on Wednesday, 3 December 2025

## Conditions of Sale

- *Subject to confirmation by the seller.*
- *R 50,000 refundable registration fee to bid online.*
- *10% deposit by way of electronic transfer.*
- *Commission plus VAT is payable by the purchaser.*
- *Guarantees for balance within 45 days after confirmation.*
- *Occupation on date of registration of transfer of the property in the Deeds Office.*
- *The Seller is a VAT registered vendor.*

# SUBJECT PROPERTY

<b>Subject Property:</b>	Erf 6745, Durban, Kwazulu Natal Province better known as 112 Melbourne Road, Kwakhangelana, Durban, Kwa-Zulu Natal
<b>Total Extent:</b>	± 1 339 m <sup>2</sup>
<b>GLA:</b>	± 3 648 m <sup>2</sup>

## IMPROVEMENTS:

### Ground Floor:

Industrial Space with roller shutter doors, turnstile entrance gate at the lobby, stairs, ablutions & showers.

### First Floor:

Industrial Space with stairs, landings, ablutions & showers.

### Second Floor:

Industrial Space with stairs, landings, ablutions & showers.

## CURRENT USE:

Residential rooms/cubicles for ± 257 tenants

### Ground Floor:

57 rooms/cubicles, 8 toilet & shower cubicles & 2 washup areas.

### First Floor :

100 rooms/cubicles, 8 toilet & shower cubicles & 2 washup areas

### Second Floor:

100 rooms/cubicles, 8 toilet & shower cubicles & 2 washup areas

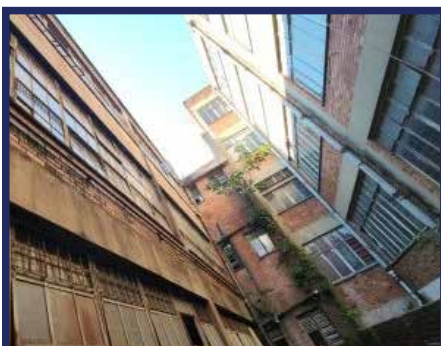


## **AUCTIONEER'S NOTE:**

**Industrial Space in the heart of Durban City Centre!!**



# IMAGE GALLERY



L. G. O  
Sub Vol 122 fol 82  
12/6/95. *HL*



Scale or Feet

Now LOT 6745 DUBBAN

The above Diagram represents a Piece of Land, containing  
Area 1 Roods 12 966 Perches, being Lot 132 Block  
C, situate on the Town Lands of the Borough of Durban, in the  
Colony of Natal. It is bounded on the North by Lot 131 East  
by Melbourne Road South by Lot 135, and West by  
Lane

Surveyed by me,

*William R. Lato*

Government Surveyor.

sq. Div.  
FU

May 1895

S

T 1435/1898

# ZONING CERTIFICATE



## DEVELOPMENT PLANNING ENVIRONMENT & MANAGEMENT UNIT Development Planning Department Land Use Management Branch

166 K E Masinga Road, Durban, 4001  
P O Box 680, Durban, 4000  
Tel: 031 311 1111  
www.durban.gov.za

Our Reference : 82406198354  
Enquiries : Mr Dean Chetty  
Telephone : 031 311 7307  
eMail : [dean.chetty@durban.gov.za](mailto:dean.chetty@durban.gov.za)

### eTHEKWINI MUNICIPAL LAND USE SCHEME: CENTRAL SUB-SCHEME

Date : 23 October 2025

Name of Enquirer : P Sethole

#### SITE PARTICULARS:

Description : Erf 6745 of Durban

Street Address : 112 Melbourne Road

#### GENERAL LAND USE MANAGEMENT INFORMATION

ZONING : General Industry

FLOOR AREA RATIO : N/A

COVERAGE : N/A

MAX. PERMITTED HEIGHT : 25 meters

BUILDING LINE : Nil and 7.5 meters.

SIDE SPACE : Nil

REAR SPACE : Nil

NUMBER OF UNITS : N/A

ADDITIONAL CONTROLS (if applicable) : See attached document for additional controls.

**NB:** The controls given above are those specific to the land use zone in which the property falls. However, attention is drawn to the Scheme Clauses where, in certain cases, additional requirements can be called for at the discretion of the Head: Development Planning and Management and no information recorded above can be taken as comprehensive. Specific detailed information can only be given in respect of an application after it has been lodged showing the detailed proposals of the development.

**REMARKS:** Please note all planning information is based on net site area.

**Note 1:** This information has been compiled at the above date, but as the Scheme is in the course of preparation it may be amended from time to time.

**Note 2:** The information given is in respect of Land Use Management requirements only and must not be construed as indicating requirements in terms of the eThekweni Municipality By-Laws, the National Building Regulations, Environmental Legislation or any restrictive conditions in Title Deeds.

**Note 3:** Please note that if the site is affected by DMOSS or a watercourse, please consult the Biodiversity and Climate Protection Branch on 031 311 7517 in this regard.

**Note 4:** See Additional Controls on the Attached Development Facilitation Table Extract from the Scheme.

COMPILED BY: NAME : Dean Chetty SIGNATURE:  DATE : 23 October 2025

CHECKED BY: NAME:  SIGNATURE:  DATE: 23 October 2025

ZONE: GENERAL INDUSTRY

SCHEME INTENTION: To provide, preserve, use land or buildings for:

- Full range of industrial uses where the emphasis is on bulk and heavy industry and where due cognizance must be taken of environmental impacts.
- Ensuring sustainable locations for uses which accommodate the requirements for industrial activities and minimize their impact on surrounding uses.

MAP COLOUR REFERENCE: Purple with Dark Purple horizontal Lines

MAP REFERENCE:

PRIMARY	SPECIAL CONSENT	PRECLUDED
<ul style="list-style-type: none"><li>Arts and Crafts Workshop</li><li>Builder's Yard</li><li>Bus and Taxi Depot</li><li>Car Wash</li><li>Display Area</li><li>*Dwelling House</li><li>Government / Municipal</li><li>Industry – General</li><li>Laundry</li><li>Industry – Light</li><li>Motor Display Area</li><li>Motor Garage</li><li>Motor Vehicle Test Centre</li><li>Motor Workshop</li><li>Recycling Centre</li><li>Refuse Disposal</li><li>Direct Access Service Centre</li><li>Fuelling and Service Station</li><li>Funeral Parlour</li><li>Scrap Yard</li><li>Transport Depot</li><li>Truck Stop</li><li>Utilities Facility</li><li>Warehouse</li></ul>	<ul style="list-style-type: none"><li>Action Sports Bar</li><li>Adult Premises</li><li>Betting Depot</li><li>Cemetery/Crematorium</li><li>Educational Establishment</li><li>Garden Nursery</li><li>Institution</li><li>Mortuary</li><li>Night Club</li><li>Health Studio</li><li>Agricultural Activity</li><li>*Office</li><li>*Office – Medical</li><li>Parkade</li><li>Pet Grooming Parlour</li><li>Place of Public Entertainment</li><li>Place of Public of Worship</li><li>Shop</li><li>Restaurant / Fast Food Outlet</li><li>Special Building</li><li>Telecommunication Infrastructure</li><li>Veterinary Clinic</li><li>Museum</li><li>Any other use authorised in terms of Section 9.4</li></ul>	<ul style="list-style-type: none"><li>All other uses not indicated in the Primary and Special Consent columns</li></ul>

ADDITIONAL CONTROLS

1. \*A Dwelling House may be permitted to accommodate a manager, foreman, caretaker or security personnel.

2. \*Offices and \*Office-Medical used in conjunction with an industrial use shall be freely permitted.

3. 7.5m when opposite Residential and Public Open Space sites.

4. In respect of Portion 1 of Erf 7057 Durban, situated at 56 Calais Road, Congella, a student accommodation use may be permitted with the special consent of the Municipality.

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION	HEIGHT	COVERAGE	FLOOR AREA RATIO
BUILDING LINE	SIDE AND REAR SPACE					
Nil and 7.5m see additional controls above	Nil	N/A	900	25M	N/A	N/A





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**36 Gemsbok Street, Koedoespoort Industrial, Pretoria  
PO Box 12374, Hatfield, 0028**

**086 111 8267 • [bells@vansauctions.co.za](mailto:bells@vansauctions.co.za) • [vansauctions.co.za](http://vansauctions.co.za)**

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