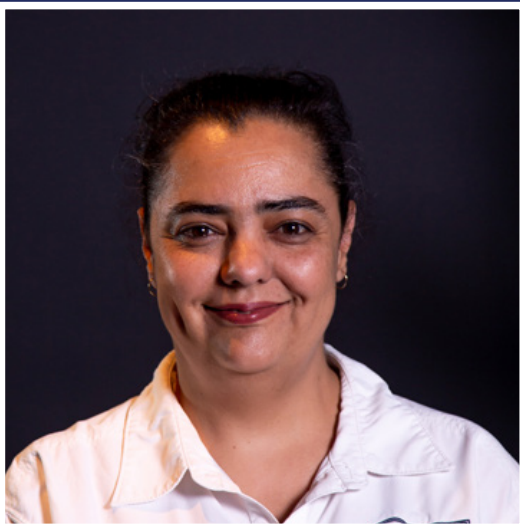




INFO PACK

TIMED ONLINE AUCTION



ONLINE BIDDING OPENS:

Tuesday, 29 September 2026 @ 12:00

ONLINE BIDDING CLOSES:

Wednesday, 30 September 2026 @ 12:00

ADMINISTRATOR

Mariska Strassburg

mariska@vansauctions.co.za

086 111 8267

3 BEDROOM HOUSE ON LARGE STAND VALHALLA, PRETORIA



How to register:

Bidders to register online (visit our website www.vansauctions.co.za)
or email mariska@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, 29 September 2026
Online Bidding Closes: 12:00 on Wednesday, 30 September 2026

Conditions of sale for immovable property:

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

SUBJECT PROPERTY

Subject Property:	Erf 492 Valhalla, Registration Division JR, Gauteng Province better known as 72 Olive Road, Pretoria, Gauteng
Total Extent:	± 1 586 m ² (Improvements: ± 235 m ²)
Rates & Taxes:	± R 1 489.83 p/m

Improvements:

Main House:

- 3 bedrooms
- Family bathroom
- Family room
- Dining room
- Kitchen
- Thatch roof entertainment area with built-in braai
- Enclosed entertainment shed
- Single garage
- 3 carports for 6 vehicles
- Large garden

Garden Flat:

- Bedroom
- Bathroom
- Kitchen

Auctioneers Note:

Spacious family home on a large stand!



PROPERTY IMAGE GALLERY



ZONING CERTIFICATE



Economic Development and Spatial Planning

3rd Floor I Middestad Building I 252 Thabo Sehume Street I Pretoria I 0002
PO Box 440 I Pretoria I 0001
Tel: 012 358 7988
Email: geoinfoservice@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

Generated by: TSHWANEJanaJ

Date 2026/08/25

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF THE TSHWANE LAND USE SCHEME, 2024 (TLUS)

PROPERTY LIS KEY (GIS KEY): 068800492

ZONING KEY: 068800492

SPLIT ZONING: Not Applicable

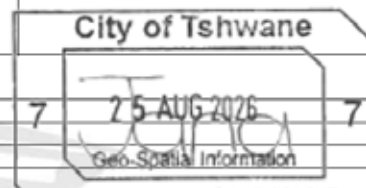
PROPERTY DESCRIPTION: Erf 492 VALHALLA (72 OLIVE ROAD)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Land Use Scheme, 2024 (TLUS).

A. USE ZONE 1: RESIDENTIAL 1

USES PERMITTED IN TERMS OF TABLE B (COLUMN 3) OF THE TLUS	USES WITH CONSENT USE IN TERMS OF TABLE B (COLUMN 4) OF THE TLUS	USES NOT PERMITTED IN TERMS OF TABLE B (COLUMN 5) OF THE TLUS
Consulate Dwelling House Additional Dwelling House in areas described in Schedule 11, Schedule 12, Schedule 13 and Schedule 14 Embassy Home Enterprise subject to Schedule 9	Apartment Building Backpackers Commune Guest House Institution Medical Consulting Room which does not comply with Schedule 9 Parking Site adjacent to Use Zone 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 18 and 28 Place of Day Care for the Aged which does not comply with Schedule 9 Place of Child Care which does not comply with Schedule 9 Place of Instruction which does not comply with Schedule 9 Place of Public Worship Retail Industry which does not comply with Schedule 9 Retirement Centre Social Hall Sport and Recreation Ground Veterinary Clinic which does not comply with Schedule 9 Veterinary Hospital Wall of Remembrance in conjunction with a Place of Public Worship	All other uses not listed in Columns (3) and (4)

B	ANNEXURE L	Not Applicable
C	MINIMUM ERF SIZE	700
D	UNITS PER HA	Not Applicable
E	DENSITY	Not Applicable



Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Xhanga ka Tsoelikegelo ya Ekonomi le Bolani
ya Sebaka • UmNyango wezokuThuthuthukiswa kwezamNotho namaPlani weeNdawo • Kgoro ya Tihabollo ya Ikonomi le Thulaganyo ya Mafelo •
Muhasho wa Mvelediso ya Ekonomi na Vhupulani ha Fhethu • Ndzawulo ya Nhluvukiso wa Ikonomi na Vupulani bya Ndawo • Umnyango
Wezokuthuthukiswa Komnotho Nokuhlelwa Kwendawo

On request, this document can be provided in another official language.

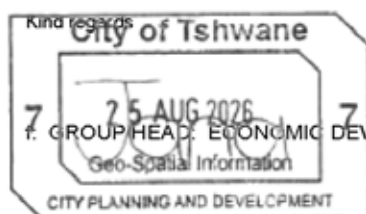
Document Ref: 068800492_20260825_150356060_1

F	FLOOR AREA RATIO	Table C, FAR Zone 21, subject to Clause 25
G	HEIGHT	Table D, Height Zone 10, subject to Clause 26
H	COVERAGE	Table E, Coverage Zone 5, subject to Clause 27
I	OTHER APPROVALS	Not Applicable
J	BUILDING LINES	Streets: Subject to Schedule 1 Rear and Side: Subject to Clause 12
K	SCHEDULE 5	Not Applicable
L	ATTACHED DOCUMENTS	Schedule 1-P38

In case of any discrepancy on the property description of the Zoning Certificate, Annexure L, Other Approvals and Schedules 1 and 5, relevant SG diagrams should be obtained for proper interpretation.

Disclaimer:

In the case of any other approval linked to this zoning certificate and numbered in row "I" the validity of this document(s) need to be verified as the rights may have lapsed.



7. GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING



Kgoro ya Peakanyo le Tlhabollo ya Toropogolo • Departement Stadsbeplanning en -ontwikkeling
Lefapha la Thulaganyo le Tlhabollo ya Toropo • Ndzawulo ya Nhlavukiso wa Vupulani bya Dorobankulu
UMnyango Wezentuthuko Yokuhlelwa Kwedolobha • City Planning and Development Department
UmNyango wokuhlelwa kweDorobha neTuthuko

LOCALITY MAP





Optimizing Your Assets

36 Gemsbok Street, Koedoespoort Industrial, Pretoria
PO Box 12374, Hatfield, 0028
086 111 8267 • bells@vansauctions.co.za • vansauctions.co.za

Disclaimer:

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