



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

BITFLOW INV 403 (PTY) LTD

“LAKAMA” ACCOMMODATION FACILITY- KOMATI POWER STATION

PORTION 8 OF THE FARM KOMATI POWER STATION 56, IS
MPUMALANGA PROVINCE



Lakama Accommodation Facility
Komati Power Station
Mpumalanga Province

INVITATION TO SUBMIT OFFER OFFERS CLOSE 12 MAY 2021

VIEWING BY APPOINTMENT

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CONDITIONS OF SALE

Deposit:	15% of the Purchase Price payable on submission of Offer
Commission:	Buyer's commission of Six (6%) plus VAT payable on submission of Offer
Confirmation Period:	Fourteen (14) Business Days from date of signature
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.
Transfer Duty / VAT:	The Seller is a registered VAT Vendor and VAT at 15% on the purchase price is payable.



PROPERTY SUMMARY

GENERAL:

Property Address: Komati Power Station, Komati

GPS co-ordinates: -26.088317, 29.466210

City & Province: Komati, Mpumalanga Province

Description: The aforesaid property used to be an Eskom "Compound", which is now privately owned and known as the "Lakama" Accommodation Facility.

TITLE DEED INFORMATION:

Registered Description: Portion 8 of the Farm Komati Power Station 56, IS, District of the Steve Tshwete Local Municipality, Mpumalanga Province

Registered Owner: BITFLOW INV 403 (PTY) LTD

Title Deed Number: T102350/2004

Endorsements: Standard Bank South Africa Ltd in the amount of R 2,400,000.00 Endorsement number B88395/2004

and

Standard Bank South Africa Ltd in the amount of R 4,000,000.00 Endorsement number B45960/2007

Registered Extent of Stand: 5.0448 Hectares

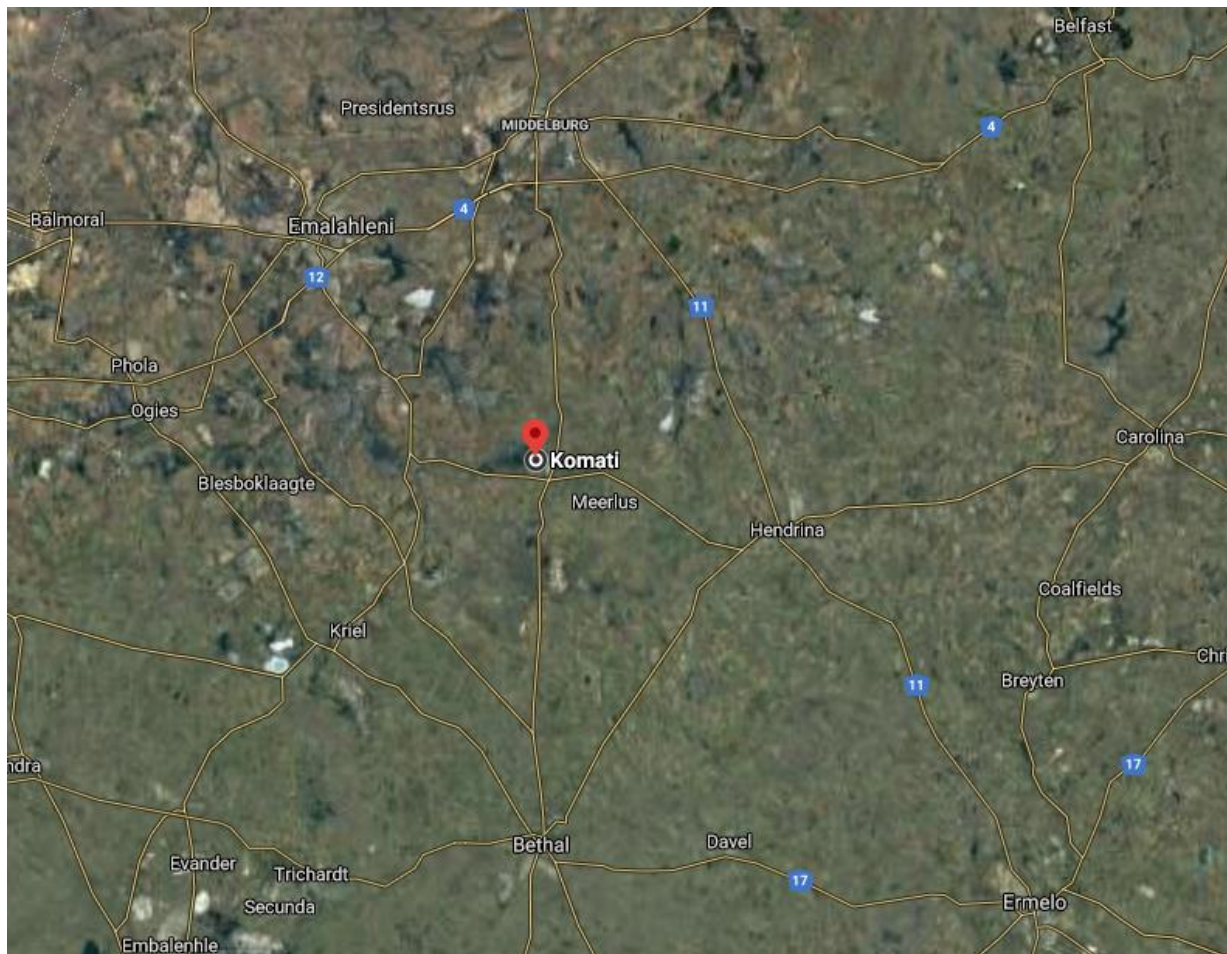


LOCATION

The subject property is located adjacent to the Eskom Komati Power Station main gate.

Komati is small mining town located in heartland of the Coal Mining district of Mpumalanga Province with surrounding coal mines that include amongst others, the Blinkpan Mine and Goedehoop Colliery.

Komati is situated approximately 40 Kilometres South of Middelburg just off the R35 (Middelburg / Bethal Road).



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PROPERTY DESCRIPTION

THE SUBJECT STAND:

Layout: Rectangular property with lawn, wild grass and large trees between the facilities. The access road and parking areas have been tarred and brick paved with cement side curbing.

Topography: The topography of the area is fairly even.

THE IMPROVEMENTS:

“Lakama” comprise various single and double storey accommodation blocks located towards the Eastern boundary of the property with laundry, kitchen/dining room, admin building, storerooms and staff accommodation.

Access is from the double volume entrance and egress main gate via the tar and brick paved roads.

Building Improvements: **DOUBLE STOREY BLOCKS: (A, B, C, D, E, F & I).**
Each block comprises of 4 wings of face brick walling fitted with steel framed glazing under pitched and tiled roofing with fitted gutters and down pipes and being improved by 16-22 single rooms

The courtyard between the wings is brick paved and give access to the ground level rooms and bathrooms. A concrete staircase on the front of each block give access to the covered walkways overlooking the courtyard, upper-level rooms and bathrooms

Flooring: Ceramic floor tile cover throughout all the units, walkways and bathrooms

Walling: Plastered and painted brick with that in the bathrooms being wall tiled

Ceilings: Painted concrete and herculite ceiling boards

Fittings & Fixtures: All the rooms have steel lockers with block F built-in cupboards
Standard sanitary ware in the bathrooms

SINGLE STOREY BLOCK: (G)

Four (4) rectangular single storey buildings of plastered and painted brick walling covered with sandstone cladding, fitted steel framed glazing under pitched corrugated iron roofing, accommodate 78 single rooms

The four blocks form a square with a large lawned area in between. The blocks have access from open front walkways with the front block having a covered entrance. Towards the corners of each block are the communal bathrooms with an adjacent washing facility.

Flooring: Ceramic floor tile cover throughout all the units, walkways and bathrooms

Walling: Plastered and painted brick with the bathrooms being wall tiled

Ceilings: Painted herculite ceiling boards

Fittings & Fixtures: All the rooms are fitted with steel locker
Standard sanitary ware in the bathrooms
Concrete troughs in the washing areas

RESIDENTIAL ACCOMMODATION: (BLOCK H)

Located in close distance to each other are seven (7) single storey residential houses of face brick walling, fitted steel framed glazing under pitched IBR roofing with fitted gutters and down pipes. Each unit has access from a covered stoep and comprises of three bedrooms, lounge, kitchen and a bathroom.

Flooring: Ceramic floor tile cover throughout

Walling: Plastered and painted brick with the bathrooms being wall tiled to ceiling height and the kitchens between the wall and floor units

Ceilings: Painted gypsum ceiling boards

Fixtures & Fittings: Built in cupboards in the bedrooms
Maple veneer wall and floor units with formica tops and a single stainless steel sink unit in the kitchens
Standard sanitary ware in the bathrooms

KITCHEN/DININGROOM:

Rectangular single storey face brick building fitted with large steel framed windows and burglar bars under a slight pitched IBR roof structure with front fascias. The kitchen forms the centre part of the building with the dining areas the two wings. Access is from various steel French side doors with the kitchen having a receiving storeroom at the back thereof.

Flooring: Ceramic floor tile cover throughout

Walling: Plastered and painted brick with the kitchen being tiled to ceiling height

Ceilings: Expansion ceiling boards

Fittings & Fixtures: Fully equipped Industrial kitchen with walk-in fridge/freezer

ADMINISTRATION AND STOREROOM BUILDINGS:

Located opposite the block G accommodation and being of the same building construction and exterior finish, is a rectangular Admin building with a workshop and storerooms at the driveway entrance

Flooring: Ceramic floor tiles throughout with the workshop being of uncover screed

Walling: Plastered and painted brick with the kitchen and bathroom in the admin building being tiled to ceiling height

Ceilings: Painted gypsum ceiling boards

Fittings & Fixtures: Split unit air conditioning
Heavy duty burglar bars in front of all window and door openings
Standard sanitary ware in the bathroom

RECREATIONAL FACILITY:

Situated behind block G is a free-standing single storey building of the same construction and exterior finishes, utilised as the Entertainment facility

Flooring: Ceramic floor tiles

Walling: Plastered and painted brick

Ceilings: Painted gypsum ceiling boards

LAUNDRY:

Rectangular single storey face brick building, fitted with steel framed glazing under pitched and tiled roofing with gutters and down pipes and comprises of an open floor area with concrete wash troughs and wall mounted steel and wooden ironing tables.

Flooring: Uncovered screed

Walling: Plastered and painted brick

Ceilings: Painted gypsum ceiling boards

Fittings & Fixtures: The area surrounding the laundry is pre-cast enclosed with concrete slabbing fitted with washing lines

STAFF ACCOMMODATION:

Towards the left rear of the property is a rectangular single storey plastered brick building, fitted with steel framed glazing under a flat corrugated iron roof structure Access is from a covered front walkway to the 8 single rooms

Flooring: Uncovered screed
 Walling: Plastered and painted brick
 Ceilings: Painted herculite ceiling boards

ABLUTIONS:

Opposite the staff rooms is a free-standing single storey plastered brick building under flat corrugated roofing with steel windows and comprises of various toilet and shower facilities

Flooring: Uncovered screed
 Walling: Plastered and painted brick
 Ceilings: Underside of the roof sheeting

COVERED PARKING:

Located towards the side of the access road is a rectangular steel constructed parking facility for 34 cars. The back and sides have been enclosed by pre-cast walling and 20 bays are fitted with IBR roof sheeting.

Extent of Improvements:	Apartment Blocks A, B, C, D, E & F (114 Rooms) -	4104 m ²
	Apartment Block I (5 Rooms) -	342 m ²
	Single Apartment Block G (78 rooms) -	1392 m ²
	Residential Block H (7 Houses – 21 rooms) -	924 m ²
	Kitchen/Dining room -	370 m ²
	Recreational facility -	140 m ²
	Laundry -	110 m ²
	Administration building -	267 m ²
	Storerooms -	210 m ²
	Staff accommodation -	180 m ²
	Ablutions -	120 m ²
	Covered parking (34 bays) -	612 m ²

Physical Condition: The improvements are in fairly good physical condition with no apparent major structural defects.

Boundary: High plastered and painted brick walls on three sides of the property with the remaining side being the Eskom security fence

MUNICIPAL INFORMATION:

Municipal Valuation: Information not available

Rates & Taxes: Monthly: Information not available



