



a world class African city

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TAX INVOICE

P D E DAVIDSON
PO Box 50
HIGHLANDS NORTH
2137

You can contact us in the following ways

Phone: Tel: 0860 56 28 74 Fax: (011) 358-3408/9
Correspondence: P O BOX 5000 JOHANNESBURG 2000

E-mail: joburgconnect@joburg.org.za

VAT NO: CITY OF JOHANNESBURG: 4760117194 VAT NO: PIKITUP: 4790191292
VAT NO: JOHANNESBURG WATER: 4270191077 VAT NO: CITY POWER 4710191182

Date	2024/05/06
Statement for	May 2024
Physical Address	101 TENTH STREET
Stand No./Portion	00001449 - 00000 - 00
Township	ORANGE GROVE

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
495 m2	1	2023/07/01	E1	Market Value R 1,448,000.00	Region E WARD 73

Invoice Number: 88005919887	Next Reading Date: 2024/05/30
Client VAT Number:	Deposit: R 5,112.37

Account Number: 555247855 **PIN CODE: 273257**

Previous Account Balance	7,327.50
Less: Incoming Payment (Last Payment Made 2024/04/30)	- 7,350.00
Sub Total	- 22.50
Current Charges (Excl. VAT)	4,087.33
VAT @ 15%	486.95

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	4,551.78
0.00	0.00	0.00	4,551.78	0.00	4,551.78	Due Date	2024/05/30

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over thirty (30) days. Paying your municipal account in full and or enter into payment arrangement will avoid services being cut off. Do you have a longstanding or unresolved service delivery-related issue with the City of Johannesburg? You may lodge your complaint today with the Office of the Ombudsman by contacting us 010 288 2800/emailing complaints@joburgombudsman.org.za



Remittance Advice:

This stub must accompany payment, please do not detach if paying at the post office

EasyPay 91115 5552478553

Postal Office 0146 555247855



516008800111159 55524785502

Date: 2024/05/06 P D E DAVIDSON
Acc. No.: 555247855 101 TENTH STREET

Standard Bank City of Johannesburg Banking details:
Internet banking - Use the banks pre-loaded Company details
SBSA branch deposits - CIN no AA45 to be used in place of bank acc. nr.
Client Account No/Deposit Reference 555247855

Total Due	4,551.78
Due Date	2024/05/30

NATURAL PERSON MANDATE – RENTAL AUTHORITY TO LIST

Mandate: Sole Exclusive Sole Open

Company Name:

1. SCHEDULE				
1.1	The Property Practitioner	Desiprop (Pty) Ltd T/A Seeff Sandton		
	Registration number / identity number	2001/013943/07		
	VAT registration number	4950196354		
	Fidelity Fund Certificate number	F109824		
	Mandatory Disclosure Form	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
1.2	The Landlord	PATRICIA DELEEN DAVIDSON		
	Registration number / IT number / identity number	610928 0157 025		
	VAT registration number			
	Income tax registration number	0712006154		
1.3	The Premises	Unit 40 Melrose Gate, Noordhoek CI, Melrose North		
	Stand / Erf			
	Township	Melrose North		
	Being (street address)	Noordhoek CI		
1.4	Rental (monthly)	R10 000.00		
	Deposit	R10 000.00		
	Rental payment date	Deposit payment date		
	1.5	Procurement Commission (excluding VAT)	8	%
		R9 600.00	Amount	
Second Year's Procurement Commission (excluding VAT)		6	%	
		R	Amount	
	Additional Year's Procurement Commission (excluding VAT)		%	

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		R	Amount
1.6	Management Commission (excluding VAT)	8	%
		R NIL	Amount
1.7	Sale Commission (excluding VAT)		%
		R	Amount

1.8 The Landlord's nominated bank account

Name of account holder	PATRICIA DELEEN DAVIDSON
Bank	ABSA
Bank branch	NOEWOOD
Branch code	
Account number	4042874900
Reference	MELROSE GATE

1.9 The Landlord's contact details

Physical address	101 - 10TH STREET, O/GROVE.
Postal address	AS ABOVE
Home telephone	N/A.
Work telephone	
Cellular	082 456 6844
Email	pdavidson bh @ gmail . com .

1.10 The Property Practitioner's contact details

Physical address	44B Weirda Road West, Weirda Valley, Sandton
Postal address	PO BOX 650185, Benmore 2010
Home telephone	011 784 1222
Work telephone	
Cellular	0615835922
Email	sandtonleasing@seeff.com

1.11 I, the Landlord, as the owner of the Premises set out in item 1.3, nominate the Property Practitioner set out in item 1.1 to be my Property Practitioner from the Signature Date for the term set out in clause 10 of the TERMS & CONDITIONS of the mandate agreement for the purposes of:

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1.11.1	finding a Tenant only (Procurement);	<input checked="" type="checkbox"/>		
	and / or			
1.11.2	managing any Tenant on the Premises (Management)			
Mark either 1.11.1 or 1.11.2 or both with X				
1.12	Specific requirements in respect of a potential Tenant as recorded by the Landlord:			
1.13	Procurement Mandate: Mark additional rights and duties with an X			
	Negotiating the Lease Agreement with potential Tenants and ensuring that all suspensive and resolutive legal formalities pertaining to the Lease Agreement are complied with			<input checked="" type="checkbox"/>
	Informing the Tenant of all rights and duties in terms of the Lease Agreement including the Tenant's duties to pay the Rental on time and to look after the Premises			<input checked="" type="checkbox"/>
	Initiating and performing the incoming snag list or initial inspection of the Premises and recording all existing damages or defects to the Premises			<input checked="" type="checkbox"/>
	Initiating and performing the outgoing snag list or exit inspection of the Premises and recording all damages and defects to the Premises			<input checked="" type="checkbox"/>
	Explaining to the Tenant that the Tenant may be asked by the Property Practitioner to pay a portion of the Rental directly to the Property Practitioner if the Landlord does not pay the Property Practitioner a portion or the full amount of any Commission due to the Property Practitioner			<input checked="" type="checkbox"/>
1.14	Management Mandate: Mark additional rights and duties with an X			
1.14.1	Paying the Landlord to his nominated bank account as set out in item 1.8 by the date referred to in item 1.4, all Rental and ancillary expenses payable by the Tenant, including any applicable VAT			<input checked="" type="checkbox"/>
1.14.2	Instructing responsible attorneys to institute all legal proceedings, including issuing an application or summons, defending any legal action, settling any matter and / or evicting the Tenant. The Property Practitioner will prior to instructing the attorneys do the following:			
	contact the Landlord and inform him of the legal situation			<input checked="" type="checkbox"/>
	provide the Landlord with the contact details of the preferred attorney			<input checked="" type="checkbox"/>
	ask the Landlord for consent to refer the matter to the attorney in question			<input checked="" type="checkbox"/>
1.15	Where there is an existing tenant, and the Property Practitioner has entered into a Management Mandate only, the Property Practitioner shall procure the Deposit from the:	Landlord	previous property practitioner	another third party: specify
1.16	Smoking or Non-smoking unit	Smoking Yes	No <input checked="" type="checkbox"/>	

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2. NATURE OF MANDATE AGREEMENT AND RECORDAL

- 2.1. The Landlord as the owner of the Premises hereby instructs the Property Practitioner to perform the functions of a property practitioner as defined in the PPA.
- 2.2. The Property Practitioner is instructed to perform either a Procurement Mandate or a Management Mandate, or both a Procurement and Management Mandate, in relation to a Tenant for the Premises; depending on which option is selected in item 1.11.
- 2.3. The Property Practitioner acknowledges that his specific rights and duties will depend on the type of instruction given as contemplated by the provisions of clause 2.2.
- 2.4. The Property Practitioner hereby warrants the validity of his fidelity fund certificate as at the Signature Date. The Property Practitioner hereby authorises the Landlord to conclude the Lease Agreement with the Tenant containing the following provisions:
 - 2.4.1. the Property Practitioner warrants the validity of his fidelity fund certificate as at the Signature Date; and
 - 2.4.2. the Property Practitioner warrants that a fully completed and signed Mandatory Disclosure Form, is attached as an annexure to this Lease Agreement.
- 2.5. Should the Property Practitioner be found to be in breach of clause 2.4:
 - 2.5.1. this Mandate Agreement shall be immediately terminable by the Landlord;
 - 2.5.2. the Landlord shall be entitled to claim back any amount or Commission paid to the Property Practitioner; and
 - 2.5.3. the Landlord shall be entitled to claim damages from the Property Practitioner.
- 2.6. The Property Practitioner warrants that a fully completed and signed Mandatory Disclosure Form, as set out in item 1.1, is attached as an annexure to this Mandate Agreement.

3. SPECIAL CONDITIONS

Blank lined area for special conditions.

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4. FICA DOCUMENTS TO BE ATTACHED WITH THIS MANDATE

Financial Intelligence Centre Act, 2001, all accountable institutions which includes property practitioners have a duty to know their clients and keep a record of the identity, address and income tax documents
(mark the applicable documents with an X)

Where the Landlord is a Natural person:

RSA Identity document / passport

610928 0157 085

Proof of current address

Proof of SARS income tax number

5. SIGNATORIES

DATED AT (place)

JHB

ON 22 May

20 24

[Signature]

THE LANDLORD

AS WITNESS (1)

AS WITNESS (2)

DATED AT (place)

Sandton

ON 22 May

20 24

[Signature]

THE PROPERTY PRACTITIONER

AS WITNESS (1)

AS WITNESS (2)

[Signature] Initial

Disclaimer

Please note that Lightstone obtains data from a broad range of 3rd party sources and-despite the application of proprietary data cleaning processes-cannot guarantee the accuracy of the information provided in this report. It is expressly recorded that information provided in this report is not intended to constitute legal, financial, accounting, tax, investment, consulting or other professional advice. This report does not contain any confidential information relating to the property owner or any owners residing in the suburb. All Owner details, bond, home loan and property registration information in the reports is from the Deeds office where information on all property registrations, property transfers as well as all registered bonds/ home loans are kept. This is public domain information and accessible by any person.

This report was purchased by Patricia Davidson who is the Responsible Party under POPIA for the use of any personal information herein. Here's our Privacy Policy.

I.D.No. 610928 0157 08 5



S.A. BURGER/S.A. CITIZEN

VAN/SURNAME
DAVIDSON

VOORNAME/FORENAMES
PATRICIA DELEEN EFINA

GEBORTEDISTRIK OF-LAND/
DISTRICT OR COUNTRY OF BIRTH

SUID-AFRIKA

GEBORTEDATUM/
DATE OF BIRTH

1961-09-28

DATUM UITGEREIK
DATE ISSUED

2001-01-29

UITGEREIK OP BESAG VAN DIE
DIREKTEUR-GENERAAL:
BINNELANDSE SAKE

ISSUED BY AUTHORITY OF THE
DIRECTOR-GENERAL:
HOME AFFAIRS



GEREGISTREERDE WOON- EN POSADRES

Wys van u GEREGISTREERDE WOON- EN POSADRES

Indien u verander het, of indien besonderhede van u adres verander het, of indien besonderhede van u straatnaam en/of -nommer, ens. verander het, gebruik van die AANSGEWING VAN ADRESVERANDERING, wat in die identiteitsdokument is, gebruik word om die verandering te meld en moet aangeleen word by of gepegs word by die kantoor van die DEPARTEMENT VAN HUISSAKKE.

REGISTERED RESIDENTIAL AND POSTAL ADDRESS

Wys van u REGISTERED RESIDENTIAL AND POSTAL ADDRESS

If you have changed your address, or, if particulars of your address, such as name of street and/or street number, etc., have changed, use the NOTICE OF CHANGE OF ADDRESS form in the identity document to report the change. It must be handed in at or posted to the nearest office of the DEPARTMENT OF HOME AFFAIRS.