



# THE CLARINET

— HARTBESPOORT —

CLASSIC COUNTRY LIVING

[www.theclarinet.co.za](http://www.theclarinet.co.za)

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## LATEST AVAILABILITY LIST

Unit	Bedrooms	Position	Unit m <sup>2</sup>	Release Price	PQ%	Levy/mth
3	3	Ground Floor	168	R 1 745 000,00	0,83%	R 2 310,29
4	1	Ground Floor	56	R 695 000,00	0,28%	R 775,46
5	1	First floor	56	R 695 000,00	0,28%	R 775,46
6	1	Ground Floor	56	R 695 000,00	0,28%	R 775,46
7	1	First floor	56	R 695 000,00	0,28%	R 775,46
8	3	Ground Floor	139	R 1 495 000,00	0,68%	R 1 907,85
21	2	Ground Floor	68	R 799 000,00	0,33%	R 928,08
22	2	First floor	68	R 799 000,00	0,33%	R 928,08
23	2	Ground Floor	68	R 799 000,00	0,33%	R 928,08
24	2	First floor	68	R 799 000,00	0,33%	R 928,08

Prices valid till 15 December 2023 (while stock lasts)

Breda van Niekerk

[info@theclarinet.co.za](mailto:info@theclarinet.co.za)

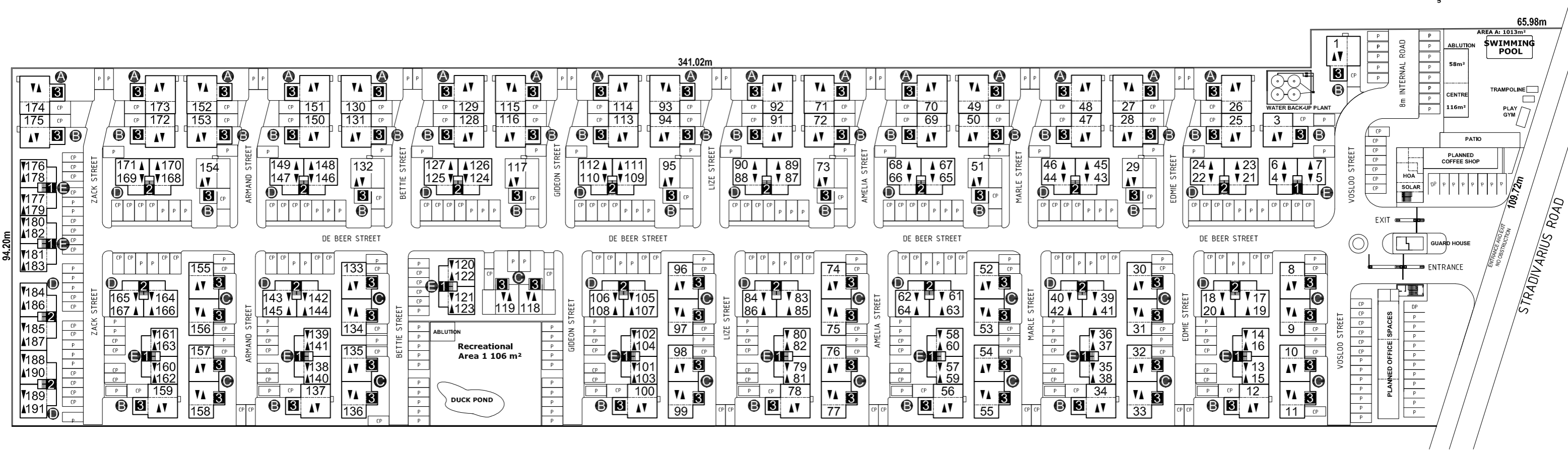
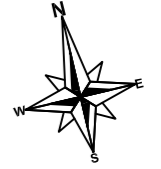
cell +27-82-619-0355

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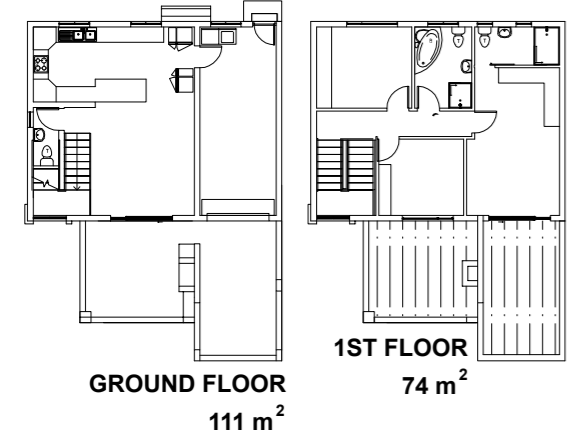
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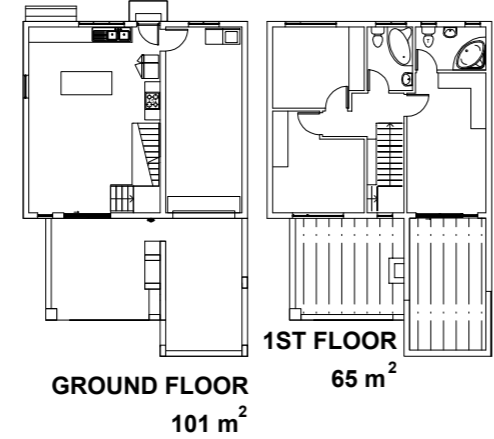
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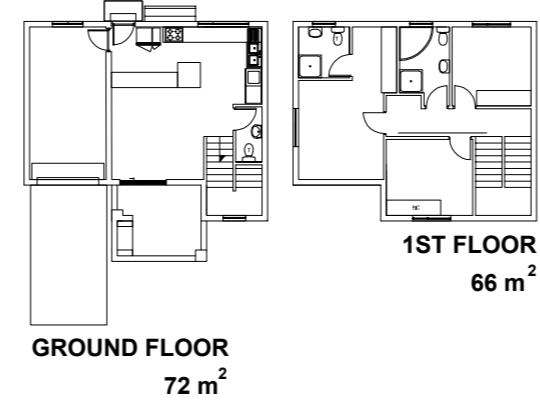
**A** 3 BEDROOM | TOP ▼  
▲ BOTTOM  
**186 m<sup>2</sup>**



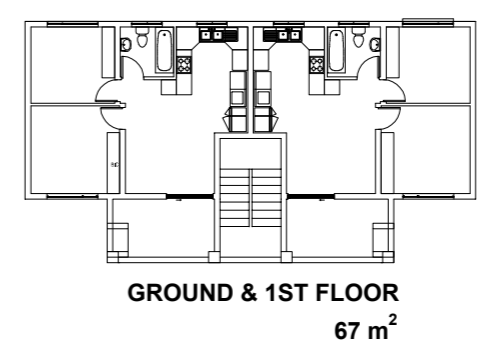
**B** 3 BEDROOM | TOP ▼  
▲ BOTTOM  
**166 m<sup>2</sup>**



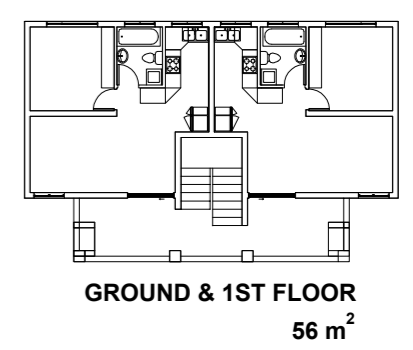
**C** 3 BEDROOM | TOP ▼  
▲ BOTTOM  
**139 m<sup>2</sup>**



**D** 2 BEDROOM | TOP ▼  
▲ BOTTOM  
**76 m<sup>2</sup>**



**E** 1 BEDROOM | TOP ▼  
▲ BOTTOM  
**56 m<sup>2</sup>**



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## Mandate to Sell

In respect of:

Residential sectional title units/sections as released from time to time by the seller for sale in the proposed sectional title development on erven 1279 & 1280 in the township of Melodie, Hartbeespoort, North West province, to be developed as a phased residential sectional title development known as **The Clarinet** and to be controlled by The Clarinet Body Corporate.

(the "Property")

**INTELIX CONSULTING** duly authorized and represented by Andre Farber  
Registration number: 2012 / 007261 / 07  
Address: 70 Tobago Village, Caribbean Beach Club, Kosmos, Hartbeespoort.  
E-mail: [ahfarber@gmail.com](mailto:ahfarber@gmail.com) [info@theclarinet.co.za](mailto:info@theclarinet.co.za)

Sales liaison: Breda van Niekerk  
Telephone : 082-854-3405

(herein after referred to as the "Seller")

Hereby grant an open mandate to registered estate agents to market and sell sections within the Property.

("the Agent/s")

The Seller, being the registered owner(s) of the Property, hereby grants a mandate to the Agent/s and instructs the Agent/s to market the Property in order to sell the Property on the following terms and conditions:

1. The mandate hereby granted shall be an open general mandate, that is an authority to market the property by multiple Agent/s, where estate agents commission, if applicable, is payable to the Agent that effectively caused the sale if an offer is accepted by the Seller and successfully transferred to a Purchaser's name.
2. The Selling Price of the Property, being the amount that the Seller wants to receive in his/her pocket as released by the Seller from time to time, all subject to change, and/or such other amounts as the Seller might accept (inclusive of Value Added Tax) and including provision for Estate Agent's Commission. The marketing price of the property shall be the Seller's prescribed price which includes provision for Estate Agent's Commission as per PAR.3.
3. The estate agent commission amount payable by the Seller to the Agent that effectively caused the sale shall be an amount equal to 4% (Excluding VAT) of the purchase price agreed by both the Seller and Purchaser as per accepted offer to purchase the property once such an agreement is entered into by the Seller and Purchaser.
4. In the event that the Purchaser was referred to the Agent mentioned above by another estate agent, the referring estate agent shall be entitled to 50% of the abovementioned 4% commission.
5. Estate agent commission shall be deemed earned and payable to the Agent on successful registration of transfer of the property into the purchaser's name.
6. The period of the mandate shall commence on the date of signature hereof and shall terminate after 6 months or with 30 days' notice given by the Seller on the web site [www.theclarinet.co.za](http://www.theclarinet.co.za).
7. Transfer of the Property as well as any bond registrations shall be affected by the Seller's nominated conveyancers.
8. The seller's nominated agreement shall be used for any offers to purchase, and the Seller reserves the right to accept or decline any offer at the seller's own discretion.
9. The Agent acknowledges that s/he acts for and on behalf of the Seller and shall abide by the Seller's wishes and conditions.
10. The Agent is hereby authorized to place advertisements, marketing the property in print, web and/or social media.
11. The Agent shall keep confidential, any information furnished by the seller in confidence.
12. The Agent shall forthwith submit to the seller all offers received for the property.
13. The Agent may direct their potential purchasers directly to [www.theclarinet.co.za](http://www.theclarinet.co.za) for more estate specific information and may use any photos or videos from the web site in their own marketing campaigns.
14. Agents may register any potential purchasers with the Seller in advance, in which case the Agent shall be notified should any direct or other Agent offers be received from the Agent's registered potential purchaser.

**THUS DONE AND SIGNED BY INTELIX AT HARTBEESPOORT ON THE 8th DAY OF NOVEMBER 2023.**

AS WITNESS



INTELIX CONSULTING

