



Invitation to Submit Offers // Tender

BRIDGE CITY HOUSING CONSORTIUM (PTY) LTD (IN LIQUIDATION)

MASTER'S REFERENCE NO: G376/2026

Number 65 Wisani Street, Chaiwelo Ext 2, Soweto, Johannesburg

RE Portion 196 of Erf Number 7305 – Measuring 7 630 m²

On instruction from and on behalf of the Joint Liquidators of the above-mentioned matter, we will bring to auction this well-located apartment complex situated in the established Chiawelo, Soweto district.

The property will be offered for sale via an **Invitation to submit Offers tender process which closes at 14h00 on Thursday 26 November 2026.**

All interested participants are required to register on our website www.parkvillage.co.za and download the Agreement of Sale to submit offers.



www.parkvillageauctions.co.za



Debbie Scholes
011 789 4375



Number 65 Wisani Road, Chiawelo Ext 2
Soweto, Johannesburg



auctions@parkvillage.co.za



PARK VILLAGE AUCTIONS

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Auction Summary

Please Note:

- A Deposit of 10% of the Purchase Price, plus Agent's Commission of 5% plus VAT thereon, is payable by all participants on submission of offers
- Please call Debbie at our office 011 789 4375 for our banking details.
- The Deposit and Commission payment is fully refundable in the event that the offer is NOT accepted by the Joint Liquidators.
- The sale of the property excludes any moveable assets such as vehicles, stock, office furniture and equipment, plant and machinery, shelving and other non-permanent installations.
- The Joint Liquidators reserve the right to accept or decline any or all offers submitted.
- The Seller is a VAT Vendor and therefore VAT will apply to the purchase price.



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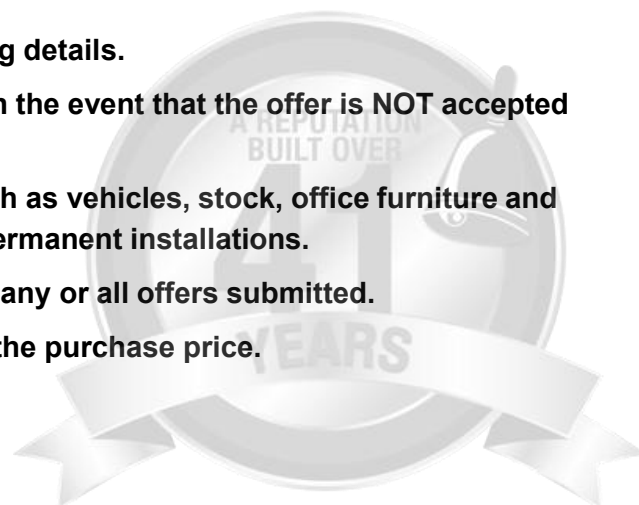
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Conditions of Sale

Bidders Deposit: 10% of the Purchase Price payable on the fall of the hammer / close of the auction

Commission: Buyer's Commission of 5% plus VAT payable on the fall of the hammer / close of the auction

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.

VAT: The Seller is a registered VAT Vendor and VAT at 15% on the purchase price is payable.

Conditions of Sale Agreement: The Conditions of Sale agreement is available on our website.

Rules of Auctions: The Rules of Auction are available on our website at www.parkvillage.co.za



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REGISTERED DESCRIPTION:

Portion 196 of Erf Number 7305 Chiawelo Extension 2, District of the City of Johannesburg Metropolitan Municipality, IQ, Gauteng Province

REGISTERED OWNER: BRIDGE CITY HOUSING CONSORTIUM PTY LTD

TITLE DEED NUMBER: T31507/2017

REGISTERED EXTENT OF THE STAND: 7 630 Square Metres

ENCUMBERED:

National Housing Finance Corporation Soc Ltd the amount of R 25 675 445.00 (Twenty-Five Million Six Hundred and Seventy-Five Thousand Four Hundred and Forty-Five Rand) – Endorsement Number: B18366/2017 (Bond)

And

Gauteng Partnership Trust the amount of R 11 060 972.00 (Eleven Million and Sixty Thousand Nine Hundred and Seventy-Two Thousand Four Hundred and Forty-Five Rand) – Endorsement Number: B18367/2017 (Bond)

PURCHASE INFORMATION:

Date of Purchase: 2016/09/05

Amount: R 9 900 000.00

Date of Registration: 2017/08/16

PROPERTY DESCRIPTION:

The subject Portion 196 of Erf Number 73051 has been improved with a residential apartment complex comprising a total of **132 (One Hundred and Thirty-Two)** ground floor and upper level, **two-bedroom apartment units**, all with certain other improvements.

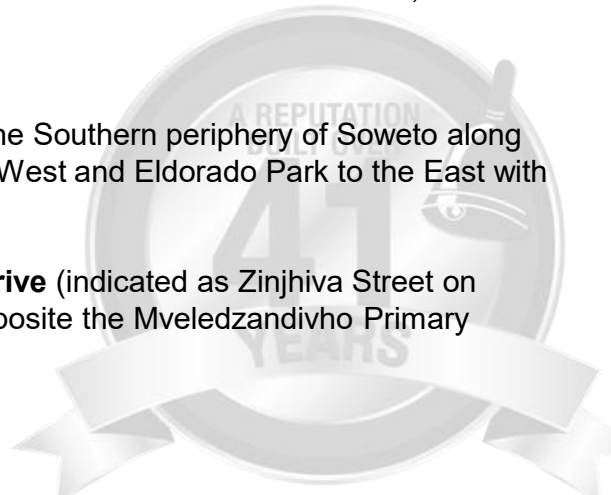
LOCATION:

The subject property, better known as the “**Wisani Heights**” Apartment Complex, is located at **Number 65 Wisani Street, Chiawelo, Soweto, Johannesburg, Gauteng Province** state at GPS co-ordinates;

[-26.286254, 27.860474](#) (Google Map Link)

Chiawelo is a middle to lower income residential suburb located on the Southern periphery of Soweto along Chris Hani Drive (M68) roughly halfway between Protea Glen to the West and Eldorado Park to the East with all amenities of necessity within a short driving distance.

Please Note: Driveway **access into the complex is from Visani Drive** (indicated as Zinjhiva Street on Google Maps) which is accessible from Phandamashango Street opposite the Mveledzandivho Primary School.



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PROPERTY LAYOUT & SECTIONAL TITLE SCHEME:

THE STAND:

The stand is roughly rectangular in proportion situated between Wisani Street to the South and **Visani Drive** with driveway access into the complex from **Visani Drive**.

The topography of the stand is even.

SERVITUDES:

Extending along the front, Visani Street perimeter of the stand, is a 2.91 Metre-wide Right of Way Servitude. (refer SG No. 1979/2015)

THE “WISANI HEIGHTS” APARTMENT COMPLEX:

THE APARTMENT BUILDING & OTHER IMPROVEMENTS:

The subject Portion 196 of Erf 7305 has been development as a free-hold, multi-tenanted, residential apartment complex better known as “Wisani Heights” improved with three (3), four-storey residential apartment buildings of face brick and plastered and painted brick walling fitted with aluminum framed glazing under pitched and tiled roofing structures comprising around total of **One Hundred and Twenty-Eight (128) two-bedroom units and Four (4) one-bedroom units** with **102 covered parking bays** and **21 open parking bays**.

The three buildings are better described as Block A having 44 apartment units, Block B having 32 units and Block c with 56 units.

Access into the complex is from Visani Drive via the automated entrance and egress driveway gate with a Guard House Internal roads, parking areas and walkways around the buildings are brick paved.

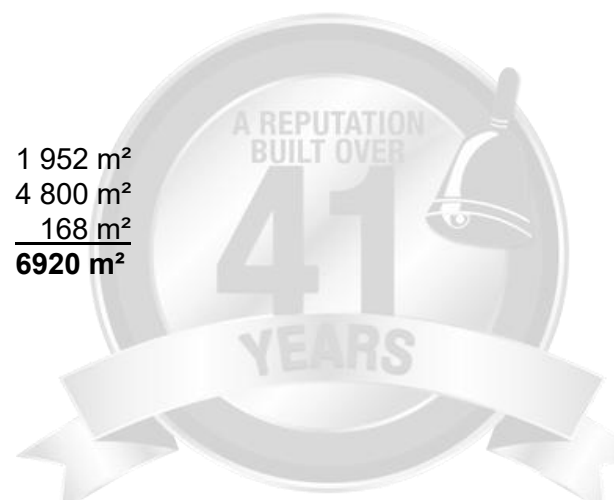
The complex is bound by face brick walling approximately 2.1 Metres in height topped with electric fencing.

ESTIMATED EXTENT OF IMPROVEMENTS

Apartment Buildings:	8 030 m ²
Carports:	1 560 m ²
Solar Storeroom:	44 m ²
Refuse Storage Area:	<u>32 m²</u>
Total:	9 686 m ²

ESTIMATED GROSS LETTABLE AREA:

32 Two-bedroom Apartments @ 61 m ² per unit	=	1 952 m ²
96 Two-bedroom Apartments @ 50 m ² per unit	=	4 800 m ²
4 One-bedroom Apartments @ 42 m ² per unit	=	<u>168 m²</u>
Total (132 Units):	=	6920 m²



WATER & ELECTRICAL INSTALLATION AND SUPPLY:

At the time of the inspection, it was established that the original Solar electricity generation system, including the solar panels, battery storage units, inverters, associated switchgear, cabling and ancillary electrical infrastructure, had been removed from the property. Consequently, the development was without any operational electricity supply. Each residential unit is fitted with an individual electricity meter, with electricity consumption previously being recorded and charged separately to the respective occupants. The tenants' water usage was previously included in the monthly rental.

UNIT LAYOUT AND EXTENT:

With access from the parking area on the side of the building for the ground floor units, and staircases for the upper level units, via the passage walkways at the front of the units, the **One Hundred and Twenty Eight (128)** two-bedroom units are all similar in layout and design, comprising an open plan lounge and kitchen, with a passage walkway leading to two (2) bedrooms, one (1) bathroom with a glazed aluminium sliding door giving access to a small patio for the ground units of balcony for the upper-level units.

The **Four (4) one-bedroom apartments** are similar in layout and design, comprising an open plan lounge and kitchen, with a passage walkway leading to one (1) bedroom and a bathroom with a glazed aluminium sliding door giving access to a small balcony.

Flooring: Ceramic floor tiles, wall-to-wall carpeting
Walling: Plastered and painted brick, ceramic wall tiles
Ceiling: painted reinforced concrete forming the flooring of the upper-level units with the upper-level units being painted ceiling board

EXTENT OF THE UNITS:

32 Two-bedroom Apartments = 61 m² per unit
96 Two-bedroom Apartments = 50 m² per unit
4 One-bedroom Apartments = 42 m² per unit

INTERNAL AND EXTERNAL FITTINGS & FIXTURES:

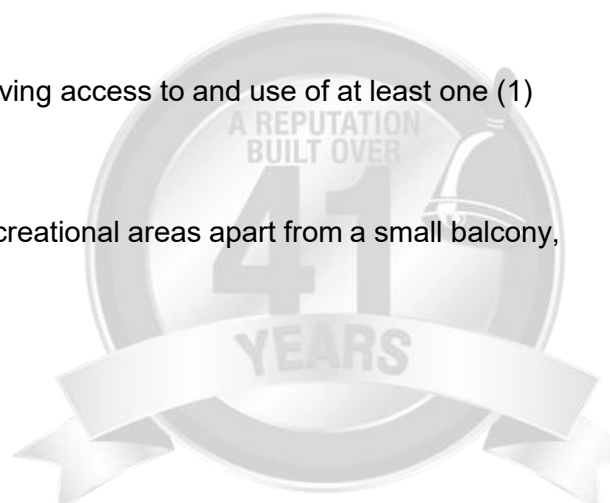
The internal finishes of the units are all fairly similar comprising;
Veneered wall and floor units with Formica worktops, four plate electric hob, under counter oven and a single bowl stainless steel sink unit in the kitchens
pedestal mounted ceramic hand wash basin, bathtub and a toilet bowl, in the bathrooms
built-in cupboards in the bedrooms

PARKING:

The complex offers sufficient covered and open parking with each unit having access to and use of at least one (1) covered or open parking bay.

LEISURE FACILITIES:

The individual units offer no private leisure facilities or private outdoor recreational areas apart from a small balcony, or patio for the ground floor units.





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LOCALITY

MAPS

Satellite

Street



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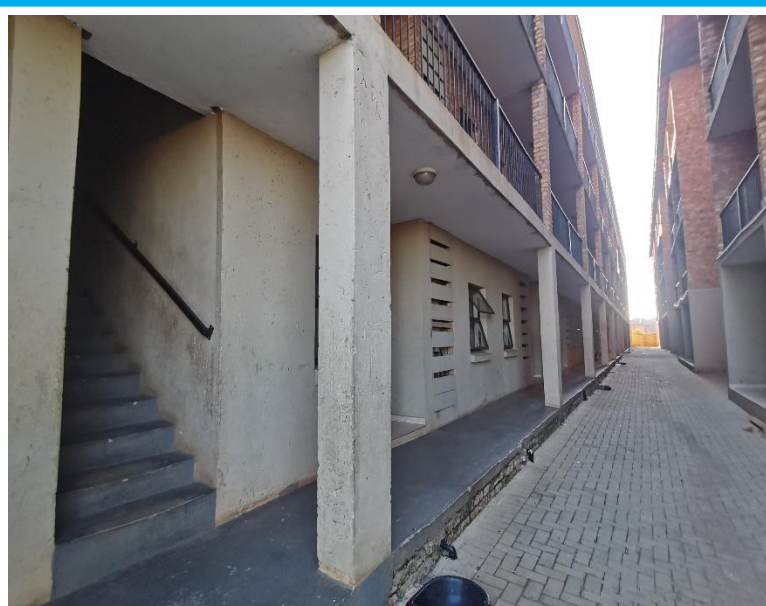


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PARK VILLAGE AUCTIONS
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GALLERY



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GALLERY



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WinDeed Property

JOHANNESBURG, CHIAWELO EXT 2, 7305, 196

Lexis® WinDeed

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

SEARCH CRITERIA

Search Date	2026/05/22 15:30	Township	CHIAWELO EXT 2
Reference	-	Erf Number	7305
Report Print Date	2026/05/22 15:30	Portion Number	196
Deeds Office	Johannesburg		

REGISTERED PROPERTY DETAILS

Property Type	ERF	Diagram Deed Number	T7087/2016
Erf Number	7305	Registered Size	7630.0000SQM
Portion Number	196	Municipality	CITY OF JOHANNESBURG
Township	CHIAWELO EXT 2	Province	GAUTENG
Registration Division	IQ	Coordinates (Lat/Long)	-26.286375 / 27.860704
Deed Office	JOHANNESBURG		

OWNER INFORMATION (1)

BRIDGE CITY HOUSING CONSORTIUM PTY LTD			Owner 1 of 1
Person Type	COMPANY	Title Deed	T31507/2017
Name	BRIDGE CITY HOUSING CONSORTIUM PTY LTD	Purchase Date	2016/09/05
Registration Number	201311030507	Purchase Price (R)	9 900 000
Share (%)	-	Registration Date	2017/08/16



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a world class African city

Computer generated

COPY OF TAX INVOICE

BRIDGE CITY HOUSING CONSORTIUM PTY LTD
 PO Box 6478
 HALFWAY HOUSE
 1685

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	2026/08/11
Statement for	August 2026
Physical Address	65 WISANI STREET
Stand No./Portion	00007305 - 00196 - 00
Township	CHIAWELO EXT.2

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
7630 m2	1	2023/07/01	U1	Market Value R 33,500,000.00	Region D WARD 12

Invoice Number: 600002782102

Next Reading Date: 2026/08/26

Client VAT Number:

Deposit: R 0.00

Account Number: 555055737

PIN CODE: xxxxxx

Previous Account Balance

30,738,640.80

Sub Total

30,738,640.80

Interest on Arrears

40,470.11

Current Charges (Excl. VAT)

699,497.01

VAT @ 15%

100,820.62

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	
28,872,654.94	1,024,671.62	841,314.24	840,787.74	0.00	31,579,428.54	Due Date	31,579,428.54
							2026/08/26

Dear Customer: Pre-termination notices have been issued for accounts in arrears and handed to external collectors. Accounts with que-ries must still be paid; averages apply only to disputed services.

You are hereby notified that unless immediate payment of the outstanding amount is made the Council will issue instruction to cut off services and institute legal action.

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



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City of Johannesburg Property Rates

VAT 4760117194

Sub - Total

Total
Amount

Category of Property: Property Rates Residential
R 33,500,000.00 X R 0.0098890 / 12 (Billing Period 2026/08)
Less rates on first R300 000.00 of market value
VAT: 0 %

27,606.79
- 247.23
0.00

27,359.56

City Power Electricity

VAT 4710191182

Sub - Total

Total
Amount

Unbilled Electricity: Eskom supply
VAT: 15.00%

0.00
0.00

0.00

Johannesburg Water Water & Sanitation

VAT 4270191077

Sub - Total

Total
Amount

Category of Water: Consumption - Business
(Reading period = 2026/06/21 to 2026/07/20 = 30 days)
Meter: 8SEN0118786802; Register: 1; Multiply factor: 1; Start reading: 178,836.426;
End reading: 183,811.835; Difference: 4,975.409; Consumption: 4,975.409;
Units: KL; Type: Estimated Readings.
Daily average consumption 165.847 KL
Charges for 4,975.409 KL are based on a sliding scale for a 30 day period
Step 1 200.000 KL @ R 68.260 (Billing Period 2026/08) Step 2 1,458.469 KL @ R 72.010
Step 1 200.000 KL @ R 73.720 (Billing Period 2026/08) Step 2 3,116.939 KL @ R 77.770
Demand Management Levy (Billing Period 2026/08)
Category of Sewer: Consumption - Business
Charges for 4,975.409 KL are based on a sliding scale for a 30 day period
Sewer monthly charge based on Water 1,658.469 units (Billing Period 2026/08)
Sewer monthly charge based on Water 3,316.939 units (Billing Period 2026/08)
VAT: 15.00%

118,676.42
257,148.42
413.84

87,650.14
194,571.69
98,769.07

757,229.58

PIKITUP Refuse

VAT 4790191292

Sub - Total

Total
Amount

Refuse Residential (Billing Period 2026/08)
VAT: 15.00%

516.00
77.40

593.40

City of Johannesburg Sundry

VAT 4760117194

Sub - Total

Total
Amount

Surcharge on business services, excluding property rates
VAT: 15.00%

13,160.94
1,974.15

15,135.09

Current Charges (Including VAT)

800,317.63

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SERVITUDE DIAGRAM					
SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System:WG 27°X	
		Constants:		+	0, 00
AB	194, 84	257 58 10	A	-85 887, 77	+ 8 883, 72
BC	2, 10	347 58 10	B	-86 078, 33	+ 8 843, 12
CD	192, 83	77 58 10	C	-86 078, 77	+ 8 845, 17
DA	2, 91	124 16 40	D	-85 890, 17	+ 8 885, 36
VER 15		353	Δ	-87 402, 31	+ 10 551, 45
VER 110		371	Δ	-83 040, 74	+ 9 881, 18
Description of Beacons A B ... 12mm Iron Peg C D ... 12mm Iron Peg in Tar					
S. G. No. 1979/2015 Approved <i>[Signature]</i> for SURVEYOR-GENERAL 2015-05-28					
Scale 1:2000					
The figure ABCDA represents 407 square metres of land being a Right of Way Servitude over Portion 196 of Erf 7305 of the Township CHIAMELO EXTENSION 2					
Province : Gauteng Surveyed in March 2015 by me <i>[Signature]</i> F. J. Loock PLS-1096 Professional Land Surveyor					
This diagram is annexed to No. d d i. f. o Registrar of deeds JOHANNESBURG		The original diagram is S. G. No. 3340/2014 Transfer No. T Grant		File: ERVEN S. R 977/2015 GP SG No. 10539/2003 Comp. IONP-3442 TM 17756	





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SUMMARY OF AUCTION TERMS & CONDITIONS

1. **6% Buyers commission plus VAT** is payable on the Immovable property.
2. **15% Deposit payable on the fall of the hammer** for immovable properties
3. **14 Business days confirmation period** applicable on immovable property.
4. The highest bidder will be held liable for his bid the entire **CONFIRMATION PERIOD**.
5. Balance of the purchase price is payable **30 CALENDAR DAYS** after acceptance.
6. Date of occupation, is the **date of registration of transfer** of the property into the purchaser's name.
7. The Seller cannot give any warranty or guarantee that the Purchaser will obtain vacant occupation of the property on that date, and the Purchaser shall have no claim of whatsoever nature against the Seller should vacant occupation not be obtained on the said date or at all.
8. The **SELLER shall not be liable to provide any certificates of Compliance** in regard to any of the electrical, gas and plumbing installation if applicable.
9. The transferring attorneys will be appointed by the Seller.
10. The **SELLER shall be liable for the outstanding rates & taxes** as well as any other municipal/water/Eskom fees.
11. After auction the highest bidder shall sign the relevant offer to purchase agreement.
12. Payment will only be regarded as affected once the Auctioneers have received actual payment in our account.
13. The risk in any goods sold, including the risk of deterioration, destruction and damage to or of the goods, shall pass to the purchaser immediately upon registration.
14. Please insure upon registration that you register in the correct entity. Revisions to the Conditions of sale is not permitted.
15. Every purchaser shall be deemed to act as principal unless duly registered as a representative bidder in terms of Regulation 26 (3) of the CPA. In the event of a purchaser acting as a representative fails to legally bind its alleged principal or fail to prove such authority, he or she will be personally liable for all the obligations herein as principal debtor.
16. **Subject to confirmation by the Seller.**
17. The Auctioneer and Seller reserve the right to withdraw the property from auction.
18. You will be held liable for your bid and forfeit your deposit. If payment is not effected.
19. VAT is applicable on the purchase price.





CONTACT INFORMATION

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Park Village Auctions have a dynamic team leveraging over 40 years' experience. **We are a fully empowered (Level 2 BBBEE) Auction house.** Our services cover all aspects of the auction from liquidations, valuations and storage, with expertise in disposal of immovable property and movable assets and we are looking forward to assisting you with our experienced team in the immovable property auctioning space.

We are registered members of the South African Institute of Auctioneers (S.A.I.A) and members of the Estate Agency Affairs Board with valid Fidelity Fund certificates

and proudly moving forward as

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