



TIRHANI
AUCTIONEERS

**BUY & SELL ASSETS
EFFORTLESSLY**



ONLINE AUCTION

**PROPERTY
INFORMATION
PACK**

**INCOMPLETE RESIDENTIAL INVESTMENT
OPPORTUNITY
OVER 20 PARTIALLY COMPLETE APARTMENTS**

-  : OPENS 19 OCTOBER 2020 @ 09:00
-  : CLOSES 23 OCTOBER 2020 FROM 14:00
-  : 1 DE GAULLE STREET, DUNCANVILLE,
-  : VEREENIGING
-  : VONGANI BALOYI
-  : 076 790 6100
-  : www.tirhani.co.za

Tirhani Auctioneers Gauteng cc; Registration No. 2008/016935/23

Physical Address: 1 Centex Close/Corner Katherine Street | Eastgate Ext 4 | **SANDTON** | 2090

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Members: Dir. T.E. Mabunda | Mrs V Mabunda-Jones

19
YEARS
OF RELIABLE SERVICE



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NOTICE TO BUYERS & DISCLAIMER

NOTICE TO BUYERS

Opening Bid	:	R10 000 000
Registration Fee	:	R25 000 refundable
Confirmation Period	:	14 days confirmation period by the seller
Deposit on Purchase Price	:	10% payable by electronic transfer (EFT)
Guarantees on Balance	:	30 days from date of acceptance
Buyer's Commission	:	5% plus VAT
Outstanding Rates and Taxes & Levies	:	SELLER is liable for all outstanding rates and taxes & levies

Bidders must adhere to FICA requirements on registration. No cash will be accepted for the auction.

DISCLAIMER

The details provided in this document have been gathered from various sources and are supplied in good faith. Therefore, Tirhani Auctioneers does not guarantee the correctness of the information as it is for reference purposes only.

PROPERTY DETAILS

REGISTERED ADDRESS	:	Portion 1 of Erf 193 Duncanville, Registration Division I.R, Province of Gauteng
BETTER KNOWN AS	:	1 De Gaulle Street, Duncanville, Vereeniging
ERF NUMBER	:	193/1
ERF SIZE	:	5812 m ²
TITLE DEED NUMBER	:	T32353/2015
OWNERSHIP TYPE	:	Freehold
ZONING	:	Commercial
GPS COORDINATES	:	-26.6430, 27.9278

PROPERTY DESCRIPTION

The property was purchased by the original owner with the intention of constructing four blocks of 2 storey residential units. To date, 2 of those blocks have been partially completed. The building plans are premised on construction using a cast-in-situ concrete framework on concrete foundation work. Once complete, the residential property should house approximately 44 units (64.30 m² each) with a separate refuse area and guard house.

The building plans cater for all the apartments to have an open plan kitchen, lounge area, 2 bedrooms and 1 bathroom. The property is to be secured by a combination of steel palisade fencing and face brick wall.

The property is in the general area of Duncanville, Vereeniging which sits on the south western triangular of four large town concentrations, namely; Vanderbijlpark, Vereeniging, Three Rivers and Sasolburg. The property is suited within 3 kilometres of the Duncanville tertiary precinct with includes; Lifeline Triangle, Damelin and Boston business College.



PROPERTY FEATURES

Block A

Ground Level

4 units with the following per unit:

- Small Kitchen
- Lounge
- Bathroom
- 2 Bedrooms

First/upper Level

4 units with the following per unit:

- Small Kitchen
- Lounge
- Bathroom
- 2 Bedrooms

Block B

Ground Level

7 units with the following per unit:

- Small Kitchen
- Lounge
- Bathroom
- 2 Bedrooms

First/upper Level

7 units with the following per unit:







- Small Kitchen
- Lounge
- Bathroom
- 2 Bedrooms

External Features

Plastered wall perimeter

AMENITIES

The property is situated in an established residential area in Duncanville, within easy distance to most local amenities and main arterial routes as represented in the table below:

Amenity	Type	Distance (km)
Engen Arcon Park Service Station	FillingStation	1.07 km
 New Vaal Motors Vereeniging	FillingStation	1.74 km
Caltex Moffats Garage Vereeniging	FillingStation	1.78 km
Vaal Medical and Dental Clinic	Hospital/Clinic	3.15 km
 Men's Wellness Clinic	Hospital/Clinic	3.63 km
Protop Women's Clinic	Hospital/Clinic	3.70 km
Saps Vcc	PoliceStation	1.83 km
 Police Saps - Vereeniging	PoliceStation	2.79 km
Police Saps - Family Violence Child Protection and Sexual Offences Unit	PoliceStation	3.31 km
Laerskool Vryheidsmonument	PrimarySchool	0.88 km
 Krugerlaan School	School	0.82 km
Phoenix Secondary School	SecondarySchool	1.57 km
Checkers Hyper Shopping Centre	ShoppingCentre	1.18 km
 Mienie Shopping Centre	ShoppingCentre	1.20 km
Waldrif Shopping Centre	ShoppingCentre	2.70 km
Life Line	TertiaryInstitution	1.18 km
 Damelin - Vision 21 Industrial Park	TertiaryInstitution	2.53 km
Boston Business College	TertiaryInstitution	2.78 km

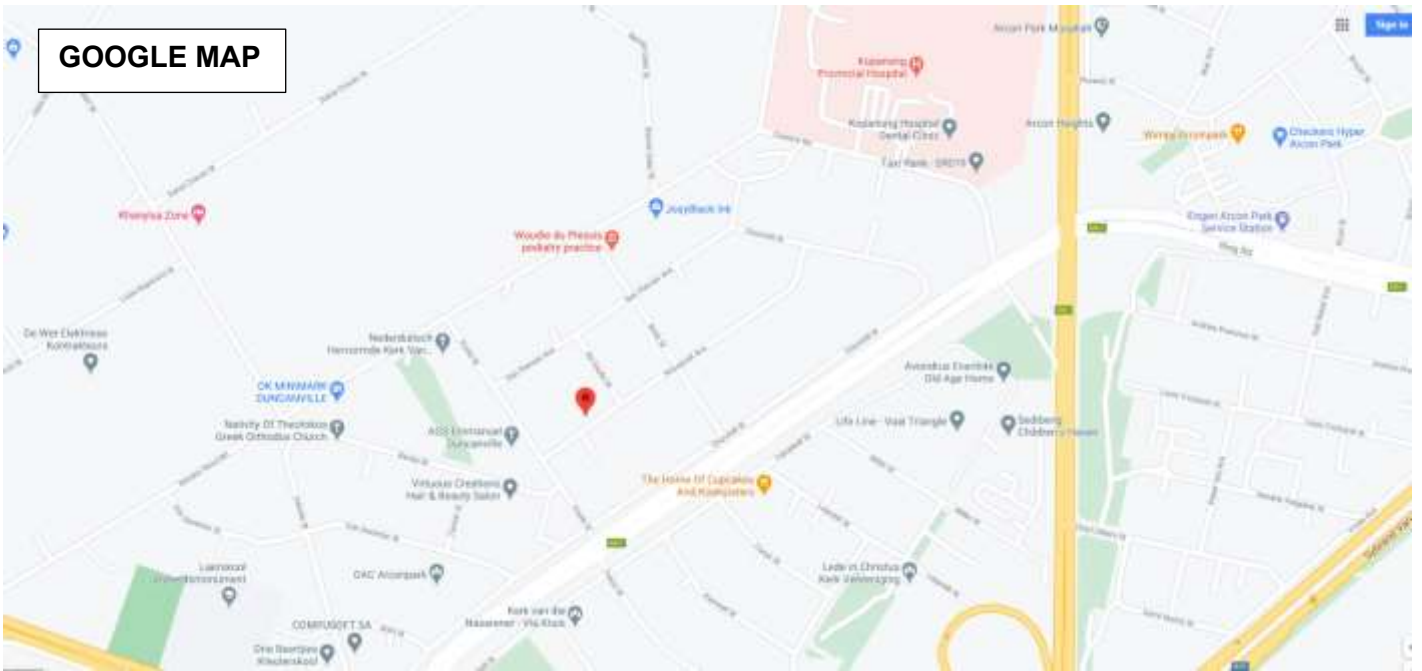
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PROPERTY PHOTOGRAPHS



MAPS

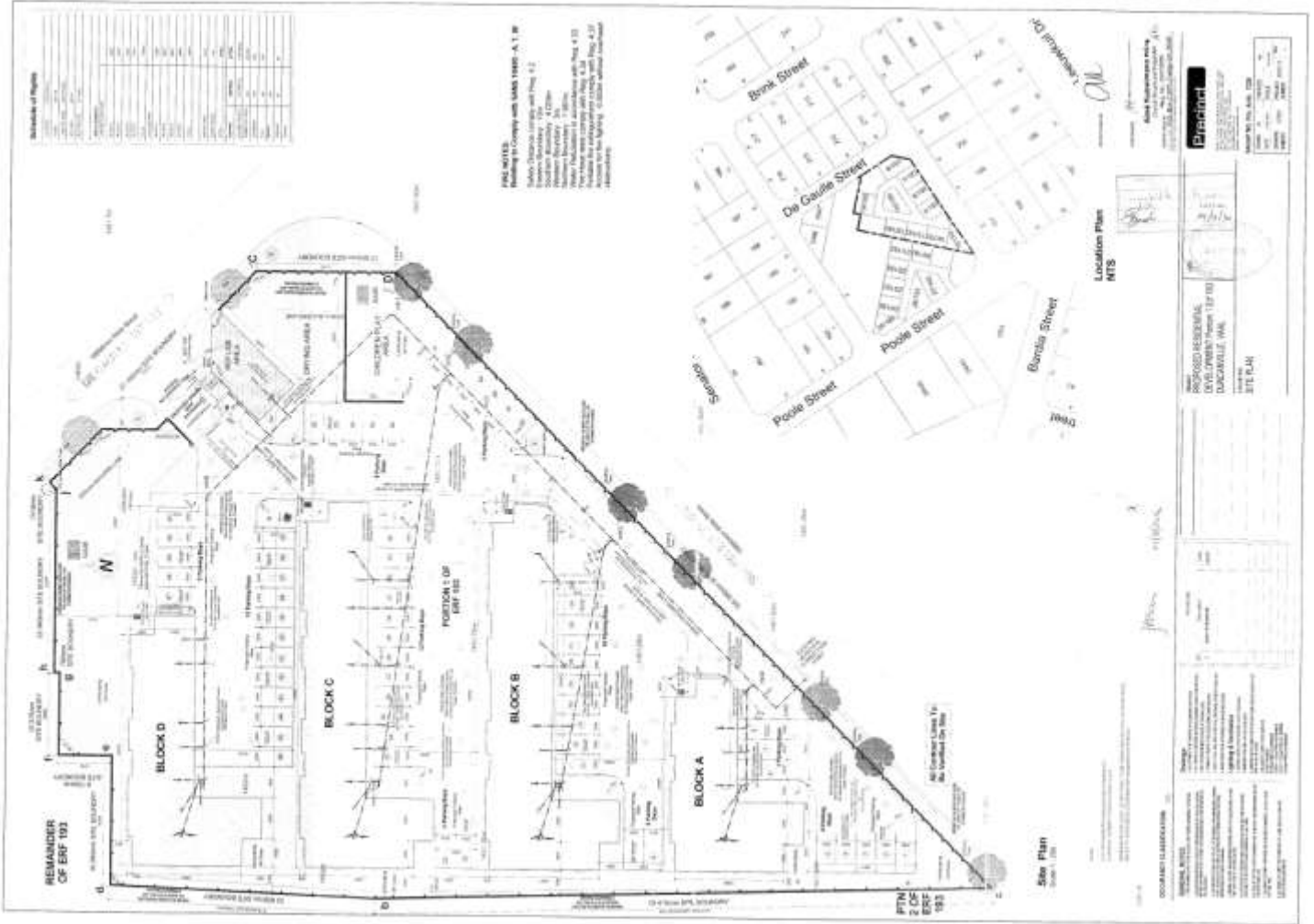
GOOGLE MAP



AERIAL MAP



Building Plans

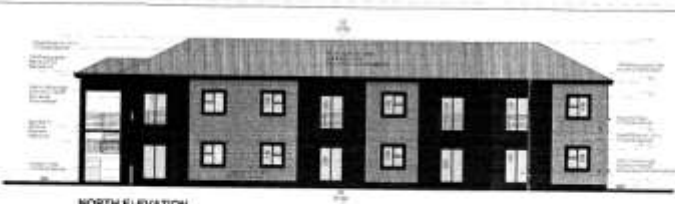




WEST ELEVATION
Scale 1/32



EAST ELEVATION
Scale 1/32



NORTH ELEVATION
Scale 1/32



SOUTH ELEVATION
Scale 1/32

BLOCK	DOOR SCHEDULE			
	DOOR 1	DOOR 2	DOOR 3	DOOR 4
DOOR				
TYPE	SW	SW	SW	SW
FINISH	...	...	...	...
REMARKS	...	...	...	...
SCHEDULED	...	...	...	...
QUANTITY	...	...	...	...

Door Schedule D
Scale 1/32

BLOCK	FINISH SCHEDULE							
	FINISH 1	FINISH 2	FINISH 3	FINISH 4	FINISH 5	FINISH 6	FINISH 7	FINISH 8
FINISH								
TYPE
REMARKS
SCHEDULED
QUANTITY

Finishes schedule D
Scale 1/32

BLOCK	SANITARY SCHEDULE	SANITARY SCHEDULE		
		TOILET	BATH	WATER
	...	1	1	1
	...	2	2	2
	...	1	1	1
	...	1	1	1
	...	1	1	1

Sanitary Schedule D
Scale 1/32

BLOCK	WINDOW SCHEDULE			
	WINDOW 1	WINDOW 2	WINDOW 3	WINDOW 4
WINDOW				
TYPE	SW	SW	SW	SW
REMARKS	...	...	...	...
SCHEDULED	...	...	...	...
QUANTITY	...	...	...	...

Window Schedule D
Scale 1/32

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND INSURANCE.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL WASTE MATERIALS.

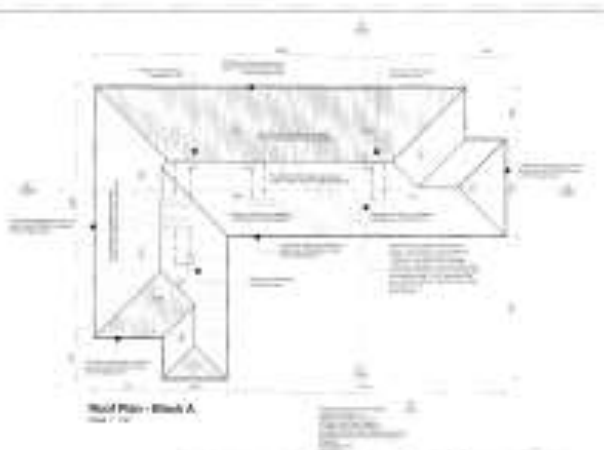
OWNER: FV TRADING ENTERPRISES

ARCHITECT: Precinct

DATE: 2024-10-27



FL - Block A
Scale 1/32



Roof Plan - Block A
Scale 1/32



FL - Block B
Scale 1/32



Section - B2
Scale 1/32

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OWNER: FV TRADING ENTERPRISES

ARCHITECT: Precinct

DATE: 2024-10-27



GENERAL NOTES	
1.	ALL WORK TO BE IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
2.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3.	ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
4.	PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
5.	MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6.	ALL WASTE AND DEBRIS SHALL BE REMOVED FROM THE SITE DAILY.
7.	SAFETY IS THE TOP PRIORITY. ALL WORKERS MUST WEAR PROTECTIVE EQUIPMENT.
8.	PROTECT ALL ADJACENT AREAS FROM CONSTRUCTION ACTIVITIES.
9.	ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
10.	FINAL AS-BUILT DRAWINGS SHALL BE SUBMITTED UPON COMPLETION OF WORK.

FLORIDA ENGINEERING PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 12345 EXPIRES 12/31/2024	
FLORIDA ARCHITECTS PROFESSIONAL ARCHITECT STATE OF FLORIDA LICENSE NO. 67890 EXPIRES 12/31/2024	