



TIMED ONLINE AUCTION

KUBONWA MEDIA (PTY) LTD

Units Number 10, 18, 20 & 21 Eden View Apartment Complex, Edenburg, Sandton, Johannesburg, Gauteng Province

On instruction from, and on behalf of the OWNER, we will bring to auction four (4) upper-level Sectional Title residential apartment units situated just off Rivonia Road to the North of the Sandton CBD. The four (4) Sectional Title Units will be **offered for sale individually** via a **Timed Online Auction starting Monday 5 October 2026 at 10h00 and closing on Thursday 8 October 2026 at 10h00.**

All interested bidders are required to register on our website www.parkvillage.co.za and pay a **registration fee of R10 000.00 per unit**, in order to bid.



www.parkvillageauctions.co.za



Debbie Scholes

011 789 4375 // 066 586 2233



Edenvue Apartment Complex, Number 7B
3rd, Avenue, Edenburg, Sandton



auctions@parkvillage.co.za





PARK VILLAGE AUCTIONS

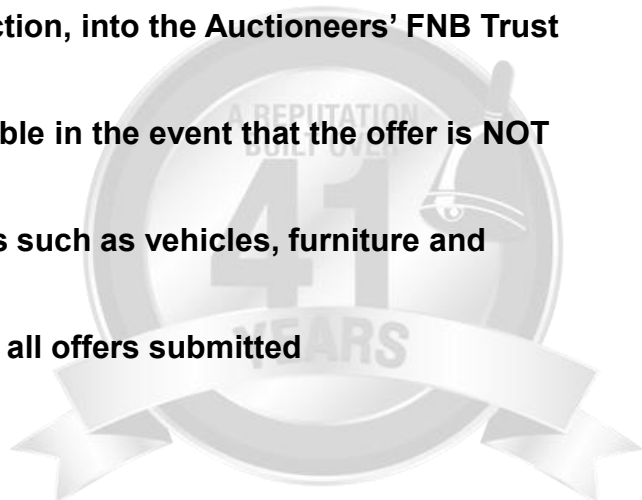
Trusted by banks, respected by buyers



Auction Summary

Please Note:

- A refundable registration fee of R10 000.00 per unit is payable into the into the Auctioneers' FNB Trust in order to be able to bid on any of the units.
- A Deposit of 10% of the Purchase Price, plus Agent's Commission of 7% plus VAT thereon, is payable by the highest bidder at the close of the auction, into the Auctioneers' FNB Trust Account.
- The Deposit and Commission payment is fully refundable in the event that the offer is NOT accepted by the Seller
- The sale of the property excludes any moveable assets such as vehicles, furniture and equipment and other non-permanent installations.
- The Seller reserve the right to accept or decline any or all offers submitted



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Edenvue Apartment Complex, Number
7B 3rd, Avenue, Edenburg, Sandton



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Conditions of Sale

Bidders Deposit: A deposit of **10%** of the Purchase Price is payable by the highest bidder/s at the close of the auction, into the Auctioneers' FNB Trust Account.

Commission: Buyer's Commission of **7% plus VAT** is payable by the highest bidder at the close of the auction, into the Auctioneers' FNB Trust Account

Occupation: Date of Registration of Transfer

Confirmation & Acceptance: All offers are subject to confirmation by the Seller within **21 business days** from date of close of the auction

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: There is VAT on the purchase price, and transfer costs will apply.

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



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7B 3rd, Avenue, Edenburg, Sandton



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THE “EDENVIEW” APARTMENT COMPLEX

Edenview is a three-storey apartment building of plastered and painted brick walling fitted with aluminium framed glazing under a pitched IBR roof sheeting structure compressing twenty-one (21) one- and two-bedroom, ground floor and upper-level residential apartment units. The complex is situated just off Rivonia Road roughly 4km North of the Sandton CBD with the Rivonia Boulevard within a short 10-minute walk.

Access to the complex is from 3rd Avenue via a mobile linked entrance and egress driveway gate with brick paved internal driveway and parking areas. The complex is fully bound by brick walling approximately 2.1 Metres in height topped with electric fencing. Located at the front of the building are steel framed under IBR roof sheeting carport structures with each unit allocated one such parking bay.



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Edenview Apartment Complex, Number
7B 3rd, Avenue, Edenburg, Sandton



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BIDDERS INFO PACK



PARK VILLAGE AUCTIONS

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UNIT 10 SS EDENVIEW SCHEME NUMBER 501/2019 EDENBURG (86m²)



www.parkvillageauctions.co.za



Unit 10 Edenview Apartment Complex,
Number 7B 3rd, Avenue, Edenburg



Debbie Scholes

011 789 4375 // 066 586 2233



auctions@parkvillage.co.za

Registered Description:

Unit Number 10 of Sectional Title Scheme "SS Eden View", Scheme Number 501/2019, Edenburg, District of the City of Johannesburg Metropolitan Municipality, IR, Gauteng Province

Layout & Description:

Situated on the 1st Floor, **Unit Number 10** is comprised of an open plan lounge & and well-appointed kitchen, with a passage walkway from the lounge area leading to two (2) bedrooms and two (2) bathrooms (main en-suite). A glazed aluminium sliding door from the lounge area give access to a small balcony providing an expansive view of Sandton's Northeastern suburbs.

Registered Extent of the Unit:

86 m²

Internal Fittings & Fixture:

White veneer wall and floor units with Caesarstone worktops fitted with an undercounter oven, glass hob with extractor canopy and a double bowl stainless steel sink unit. Standard white sanitaryware in the bathrooms with family bathroom fitted with a shower, and a free-stand white ceramic bathtub, in the main en-suite bathroom.

Covered Parking:

Located at the front of the buildings are steel framed under IBR roof sheeting carports structures, with the subject unit allocated one (1) such covered parking bay.

Municipal Value :

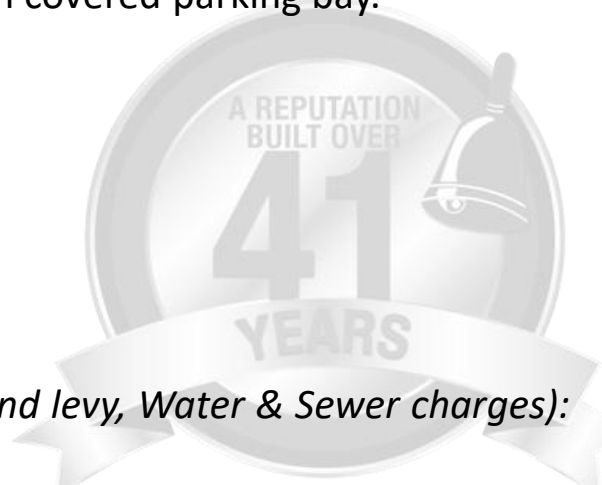
R1 609 000.00

Monthly Rates & Taxes:

R1 792.26

Monthly Levy (incl. Basic Levy, CSOC Levy, Reserve Fund levy, Water & Sewer charges):

R 4 047.75





Eden View Body Corporate

Reg No: SS 501/2019

Email: pm6@asiproperty.co.za

Contact No.: 011 7948648

ADDRESS

Postnet Suite 100

Private Bag X5

Strubens Valley

1735

KUBONWA MEDIA PTY LTD

10 EDEN VIEW,

7B 3rd Ave,

Edenburg,

Johannesburg,

2128

Door No 10

Reference: KUB001-D10

VAT No: 2020/844014/07 CIPC

Tel: 0731861566

Email: admin1@asiproperty.co.za

INVOICE

INVOICE NO.	INVOICE DATE	DUE DATE	INVOICE TOTAL
INV02117	2026-08-01	2026-08-01	R 4374.01

Account	Description	Qty	Unit Price	Disc	Tax	Total
Levies	Levies	1.00	2440.33	0.00	0.00	2440.33
RFI/002 Reserve Fund Levy	Reserve Fund Levies	1.00	245.83	0.00	0.00	245.83
CSOS Levy	CSOS Levies	1.00	38.81	0.00	0.00	38.81
Water Recovery	Water Charge	1.00	758.38	0.00	0.00	758.38
Sewerage	Sewerage	1.00	890.66	0.00	0.00	890.66

BANKING DETAILS

Bank Name: FIRST NATIONAL BANK

Account Number: 62852826886

Branch Code: 250655

Reference: KUB001-D10

Reference: KUB001-D10

Account Holder: EDEN VIEW

Account Type: CURRENT

Branch Name: CLEARWATER MALL

Sub-Total excl.	4 374.01
Discount excl.	0.00
Sub-Total excl. (after discount)	4 374.01
TOTAL	R 4 374.01





PARK VILLAGE AUCTIONS

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UNIT 10 SS EDENVIEW (86m²)



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TAX INVOICE

KUBONWA MEDIA PTY LTD
7B THIRD AVENUE
EDENBURG
2191

You can contact us in the following ways

Phone:
Tel: 0880 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: 4780117184
VAT NO: JOHANNESBURG WATER: 4230191077

VAT NO: PR0TUP: 4790191282
VAT NO: CITY POWER: 4710191182

Date	2026/03/04
Statement for	March 2026
Physical Address	7B THIRD AVENUE
Stand No./Portion	10 EDEN VIEW
Township	EDENBURG

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
86 m2	1	2023/07/01	E1	Market Value R 1,609,000.00	Region E WARD 108

Invoice Number: 198005570141

Next Reading Date: 2026/03/31

Client VAT Number:

Deposit: R 0.00

Account Number: 556745684

PIN CODE: 266261

Previous Account Balance

87,183.87

Sub Total

87,183.87

Interest on Arrears

74.40

Current Charges (Excl. VAT)

1,723.86

VAT @ 15%

68.40

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	89,050.53
82,934.35	2,135.99	2,113.53	1,866.66	0.00	89,050.53	Due Date	2026/03/31

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over fourteen (14) days. Paying your municipal account in full and or enter into payment arrangement will avoid services being cut off.

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



Remittance Advice:

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



EasyPay 91115 5567456842



Postal Office 0146 556745684



51600880011150 55674568402

Date: 2026/03/04 KUBONWA MEDIA PTY LTD
Acc. No.: 556745684 7B THIRD AVENUE

Standard Bank City of Johannesburg Banking details:

Internet banking - Use the bank's pre-loaded Company details
SBSA branch deposits - CILN no AAA6 to be used in place of bank acc. nr.
Client Account No/Deposit Reference: 556745684

Total Due	89,050.53
Due Date	2026/03/31

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Debbie Scholes
011 789 4375 // 066 586 2233

Unit 10 Edenvue Apartment Complex,
Number 7B 3rd, Avenue, Edenburg

auctions@parkvillage.co.za



Account Number: 556745684

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Residential R 1,609,000.00 X R 0.0095447 / 12 (Billing Period 2026/03) Less rates on first R300 000.00 of market value Add Section 15 of MPRA adjustment VAT: 0 %		1,279.79 - 238.62 226.69 0.00	1,267.86

City Power Electricity	VAT 4710191182	Sub - Total	Total Amount
Unbilled Electricity: Eskom supply VAT: 15.00%		0.00 0.00	0.00

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse Residential (Billing Period 2026/03) VAT: 15.00%		456.00 68.40	524.40

Current Charges (Including VAT)

1,792.26

Where can a payment be made?

Any CoJ Office; any Post Office; any EasyPay site; any bank (branch, ATM or internet site).
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How to make a payment

By debit order, cash or debit card.
KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When to make a payment

Payments must reach the CoJ on or before the due date.

Change of address

This must be done timeously, in writing and submitted to any CoJ Municipal Regional Office.

Terminating electricity and water services?

This must be done in writing 7 working days before the date you want your services terminated and submitted to any CoJ Municipal Regional Office.

Please Note: The unit is fitted with a Pre-paid Electricity Meter



www.parkvillageauctions.co.za



Unit 10 Edenvue Apartment Complex,
Number 7B 3rd, Avenue, Edenburg



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PARK VILLAGE AUCTIONS
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UNIT 10

SS EDENVIEW (86m²)



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Unit 10 Edenvue Apartment Complex,
Number 7B 3rd, Avenue, Edenburg



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BIDDERS INFO PACK



PARK VILLAGE AUCTIONS

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UNIT 18 SS EDENVIEW SCHEME NUMBER 501/2019 EDENBURG (91m²)



www.parkvillageauctions.co.za



Unit 18 Edenvue Apartment Complex,
Number 7B 3rd, Avenue, Edenburg



Debbie Scholes

011 789 4375 // 066 586 2233



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PARK VILLAGE AUCTIONS

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UNIT 18

SS EDENVIEW (91m²)

Registered Description:

Unit Number 18 of Sectional Title Scheme "SS Eden View", Scheme Number 501/2019, Edenburg, District of the City of Johannesburg Metropolitan Municipality, IR, Gauteng Province.

Layout & Description:

Situated on the 2nd Floor, **Unit Number 18** is a lofty apartment with raised ceilings comprising of an open plan lounge & and well-appointed kitchen, with a passage walkway from the lounge area leading to two (2) bedrooms and two (2) bathrooms (main en-suite). A glazed aluminium sliding door from the lounge area give access to a small private balcony.

Registered Extent of the Unit:

91 m²

Internal Fittings & Fixture:

White veneer wall and floor units with Caesarstone worktops fitted with an undercounter oven, glass hob with extractor canopy and a double bowl stainless steel sink unit. Standard white sanitaryware in the bathrooms with the family bathroom fitted with a shower and the main –ensuite bathroom fitted with both a shower enclosure and a free-stand white ceramic bathtub.

Covered Parking:

Located at the front of the buildings are steel framed under IBR roof sheeting carports structures, with the subject unit allocated one (1) such covered parking bay.

Municipal Value :

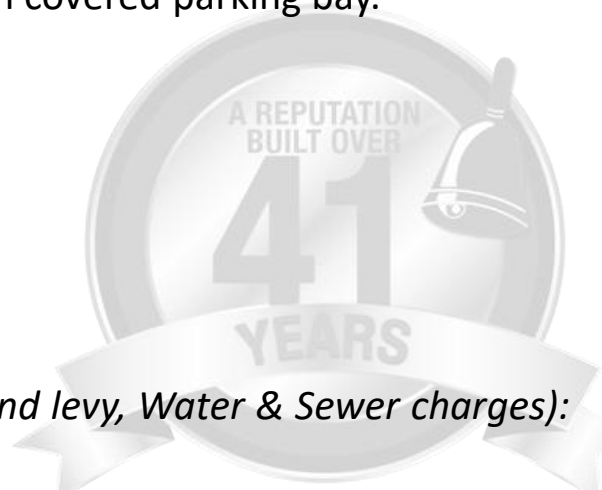
R1 850 000.00

Monthly Rates & Taxes:

R1 757.26

Monthly Levy (incl. Basic Levy, CSOC Levy, Reserve Fund levy, Water & Sewer charges):

R 4 236.99



www.parkvillageauctions.co.za



Debbie Scholes

011 789 4375 // 066 586 2233



Unit 18 Edenvue Apartment Complex,
Number 7B 3rd, Avenue, Edenburg



auctions@parkvillage.co.za



Eden View Body Corporate

Reg No: SS 501/2019

Email: pm6@asiproperty.co.za

Contact No.: 011 7948648

ADDRESS

Postnet Suite 100

Private Bag X5

Strubens Valley

1735

KUBONWA MEDIA PTY LTD

Door No 18

Reference: KUB002-D18

INVOICE

INVOICE NO.	INVOICE DATE	DUE DATE	INVOICE TOTAL
INV02125	2026-08-01	2026-08-01	R 4575.44

Account	Description	Qty	Unit Price	Disc	Tax	Total
Levies	Levies	1.00	2582.19	0.00	0.00	2582.19
RFI/002 Reserve Fund Levy	Reserve Fund Levies	1.00	260.12	0.00	0.00	260.12
CSOS Levy	CSOS Levies	1.00	40.00	0.00	0.00	40.00
Water Recovery	Water Charge	1.00	802.47	0.00	0.00	802.47
Sewerage	Sewerage	1.00	890.66	0.00	0.00	890.66

BANKING DETAILS	Reference: KUB002-D18
Bank Name: FIRST NATIONAL BANK	Account Holder: EDEN VIEW
Account Number: 62852826886	Account Type: CURRENT
Branch Code: 250655	Branch Name: CLEARWATER MALL
Reference: KUB002-D18	

Sub-Total excl.	4 575.44
Discount excl.	0.00
Sub-Total excl. (after discount)	4 575.44
TOTAL	R 4 575.44



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TAX INVOICE
 KUBONWA MEDIA PTY LTD
 7B THIRD AVENUE
 EDENBURG
 2191

(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: 4780117184 VAT NO. PRESTUP: 4790191292
 VAT NO. JOHANNESBURG WATER: 4270121077 VAT NO. CITY POWER: 4710191182

Date	2026/03/04
Statement for	March 2026
Physical Address	7B THIRD AVENUE
Stand No./Portion	18 EDEN VIEW
Township	EDENBURG

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
91 m2	1	2023/07/01	E1	Market Value R 1,850,000.00	Region E WARD 106

Invoice Number: 198005570142	Next Reading Date: 2026/03/31
Client VAT Number:	Deposit: R 0.00

Account Number: 556745691	PIN CODE: 266263
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Previous Account Balance	89,229.05
Sub Total	89,229.05
Interest on Arrears	73.10
Current Charges (Excl. VAT)	1,888.86
VAT @ 15%	68.40

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	
85,063.00	2,088.97	2,077.08	1,830.36	0.00	91,059.41	Due Date	2026/03/31

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over fourteen (14) days. Paying yo
 ur municipal account in full and or enter into payment arrangement will avoid services being cut off.
 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



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

Date: 2026/03/04 KUBONWA MEDIA PTY LTD
 Acc. No.: 556745691 7B THIRD AVENUE

Standard Bank: City of Johannesburg Banking details:
Internet banking - Use the banks pre-loaded Company details
 SBA branch deposits - CIN no AAA6 to be used in place of bank acc. nr.
 Client Account No/Deposit Reference 556745691


 EasyPay 91115 5567456917


 Postal Office 0146 556745691



518008800111150 55674569106

Total Due

91,059.41

Due Date

2026/03/31



Account Number: 556745691

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Residential R 1,850,000.00 X R 0.0085447 / 12 (Billing Period 2026/03) Less rates on first R300 000.00 of market value VAT: 0 %		1,471.48 - 238.62 0.00	1,232.86

City Power Electricity	VAT 4710191182	Sub - Total	Total Amount
Unbilled Electricity: Eskom supply VAT: 15.00%		0.00 0.00	0.00

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse Residential (Billing Period 2026/03) VAT: 15.00%		456.00 68.40	524.40

Current Charges (Including VAT)

1,757.26

Where can a payment be made?

Any CoJ Office; any Post Office; any EasyPay site; any bank (branch, ATM or internet site).
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How to make a payment

By debit order, cash or debit card.
KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When to make a payment

Payments must reach the CoJ on or before the due date.

Change of address

This must be done timeously, in writing and submitted to any CoJ Municipal Regional Office.

Terminating electricity and water services?

This must be done in writing 7 working days before the date you want your services terminated and submitted to any CoJ Municipal Regional Office.

Please Note: The unit is fitted with a Pre-paid Electricity Meter



www.parkvillageauctions.co.za



Unit 18 Edenview Apartment Complex,
Number 7B 3rd, Avenue, Edenburg



Debbie Scholes
011 789 4375 // 066 586 2233



auctions@parkvillage.co.za



BIDDERS INFO PACK



PARK VILLAGE AUCTIONS

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UNIT 20 SS EDENVUE SCHEME NUMBER 501/2019 EDENBURG (63m²)



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 Unit 20 Edenvue Apartment Complex,
Number 7B 3rd, Avenue, Edenburg

 Debbie Scholes
011 789 4375 // 066 586 2233

 auctions@parkvillage.co.za

Registered Description:

Unit Number 20 of Sectional Title Scheme "SS Eden View", Scheme Number 501/2019, Edenburg, District of the City of Johannesburg Metropolitan Municipality, IR, Gauteng Province

Layout & Description:

Situated on the 2nd Floor, **Unit Number 20** is a lofty **one-bedroom apartment** unit with raised ceilings comprising of a foyer passage, open plan lounge & and well-appointed kitchen, a study nook, one (1) bedroom and one (1) bathroom with a glazed aluminium sliding door from the bedroom giving access to a small private balcony.

Registered Extent of the Unit:

63 m²

Internal Fittings & Fixture:

White veneer wall and floor units with Caesarstone worktops fitted with an undercounter oven, glass hob with extractor canopy and a double bowl stainless steel sink unit. Standard white sanitaryware in the bathroom fitted with a shower and a free-stand white ceramic bathtub.

Covered Parking:

Located at the front of the buildings are steel framed under IBR roof sheeting carports structures, with the subject unit allocated one (1) such covered parking bay.

Municipal Value :

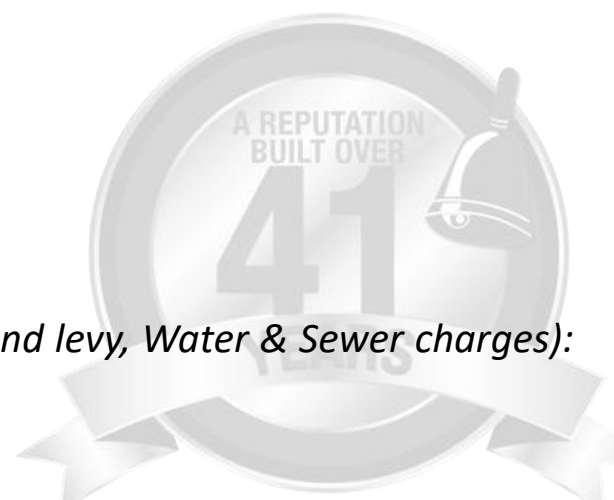
R1 243 000.00

Monthly Rates & Taxes:

R1 352.80

Monthly Levy (incl. Basic Levy, CSOC Levy, Reserve Fund levy, Water & Sewer charges):

R 3 177.11





Eden View Body Corporate

Reg No: SS 501/2019

Email: pm6@asiproperty.co.za

Contact No.: 011 7948648

ADDRESS

Postnet Suite 100

Private Bag X5

Strubens Valley

1735

KUBONWA MEDIA PTY LTD

20 EDEN VIEW,

7B 3rd Ave,

Edenburg,

Johannesburg,

2128

Door No 20

Reference: KUB004-D20

INVOICE

INVOICE NO.	INVOICE DATE	DUE DATE	INVOICE TOTAL
INV02127	2026-08-01	2026-08-01	R 3439.71

Account	Description	Qty	Unit Price	Disc	Tax	Total
Levies	Levies	1.00	1787.66	0.00	0.00	1787.66
RFI/002 Reserve Fund Levy	Reserve Fund Levies	1.00	180.08	0.00	0.00	180.08
CSOS Levy	CSOS Levies	1.00	25.75	0.00	0.00	25.75
Water Recovery	Water Charge	1.00	555.56	0.00	0.00	555.56
Sewerage	Sewerage	1.00	890.66	0.00	0.00	890.66

BANKING DETAILS	Reference: KUB004-D20
Bank Name: FIRST NATIONAL BANK	Account Holder: EDEN VIEW
Account Number: 62852826886	Account Type: CURRENT
Branch Code: 250655	Branch Name: CLEARWATER MALL
Reference: KUB004-D20	

Sub-Total excl.	3 439.71
Discount excl.	0.00
Sub-Total excl. (after discount)	3 439.71
TOTAL	R 3 439.71



PARK VILLAGE AUCTIONS
Trusted by banks, respected by buyers

UNIT 20 SS EDENVIEW (63m²)



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TAX INVOICE

KUBONWA MEDIA PTY LTD
7B THIRD AVENUE
EDENBURG
2191

You can contact us in the following ways

Phone:
Tel: 0880 58 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: 4780117194 VAT NO: PICTUP: 4790191292
VAT NO: JOHANNESBURG WATER: 4270191077 VAT NO: CITY POWER: 4710191182

Date	2026/03/04
Statement for	March 2026
Physical Address	7B THIRD AVENUE
Stand No./Portion	20 EDEN VIEW
Township	EDENBURG

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
63 m2	1	2023/07/01	E1	Market Value R 1,243,000.00	Region E WARD 108

Invoice Number: 196005570143
Client VAT Number:

Next Reading Date: 2026/03/31
Deposit: R 0.00

Account Number: 556745701

PIN CODE: 266213

Previous Account Balance

67,095.25

Sub Total

67,095.25

Interest on Arrears

58.50

Current Charges (Excl. VAT)

1,303.75

VAT @ 15%

49.05

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due
63,762.64	1,676.24	1,556.37	1,411.30	0.00	68,506.55	68,506.55
						Due Date
						2026/03/31

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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.

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Remittance Advice:

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



EasyPay 91115 5567457014



Postal Office 0146 556745701



516008800111150 55674570104

Date: 2026/03/04 KUBONWA MEDIA PTY LTD
Acc. No.: 556745701 7B THIRD AVENUE

Standard Bank City of Johannesburg Banking details:

Internet banking - Use the banks pre-loaded Company details
SBSA branch deposits - CIN no AA46 to be used in place of bank acc. nr.
Client Account No/Deposit Reference 556745701

Total Due	68,506.55
Due Date	2026/03/31

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Debbie Scholes
011 789 4375 // 066 586 2233

Unit 20 Edenvue Apartment Complex,
Number 7B 3rd, Avenue, Edenburg

auctions@parkvillage.co.za



Account Number: 556745701

City of Johannesburg Property Rates	VAT 4760117194	Sub - Total	Total Amount
Category of Property: Property Rates Residential R 1,243,000.00 X R 0.0085447 / 12 (Billing Period 2026/03) Less rates on first R300 000.00 of market value Add Section 15 of MPRA adjustment VAT: 0 %		988.68 - 238.62 226.69 0.00	976.75

City Power Electricity	VAT 4710191182	Sub - Total	Total Amount
Unbilled Electricity: Eskom supply VAT: 15.00%		0.00 0.00	0.00

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse Residential (Billing Period 2026/03) VAT: 15.00%		327.00 49.05	376.05

Current Charges (Including VAT)

1,352.80

Where can a payment be made?

Any CoJ Office, any Post Office, any EasyPay site, any bank (branch, ATM or internet site).
YOUR ACCOUNT NUMBER IS YOUR REFERENCE NUMBER

How to make a payment

By debit order, cash or debit card.
KEEP ALL RECEIPTS FOR FUTURE REFERENCE

When to make a payment

Payments must reach the CoJ on or before the due date.

Change of address

This must be done timeously, in writing and submitted to any CoJ Municipal Regional Office.

Terminating electricity and water services?

This must be done in writing 7 working days before the date you want your services terminated and submitted to any CoJ Municipal Regional Office.

Please Note: The unit is fitted with a Pre-paid Electricity Meter



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Unit 20 Edenview Apartment Complex,
Number 7B 3rd, Avenue, Edenburg



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PARK VILLAGE AUCTIONS
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UNIT 20

SS EDENVIEW (63m²)



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BIDDERS INFO PACK



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UNIT 21 SS EDENVUE SCHEME NUMBER 501/2019 EDENBURG (91m²)



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Unit 21 Edenvue Apartment Complex,
Number 7B 3rd, Avenue, Edenburg



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Registered Description:

Unit Number 21 of Sectional Title Scheme "SS Eden View", Scheme Number 501/2019, Edenburg, District of the City of Johannesburg Metropolitan Municipality, IR, Gauteng Province

Unit Layout & Description:

Situated on the 2nd Floor, **Unit Number 21** is a lofty, corner apartment with raised ceilings comprising of an open plan lounge & and well-appointed kitchen, with a passage walkway from the lounge area leading to two (2) bedrooms and two (2) bathrooms (main en-suite). A glazed aluminium sliding door from the lounge area give access to a small private balcony.

Registered Extent of the Unit:

91 m²

Internal Fittings & Fixture:

White veneer wall and floor units with Caesarstone worktops fitted with an undercounter oven, glass hob with extractor canopy and a double bowl stainless steel sink unit. Standard white sanitaryware in the bathrooms with the family bathroom fitted with a shower and the main –ensuite bathroom fitted with both a shower enclosure and a free-stand white ceramic bathtub.

Covered Parking:

Located at the front of the buildings are steel framed under IBR roof sheeting carports structures, with the subject unit allocated one (1) such covered parking bay.

Municipal Value :

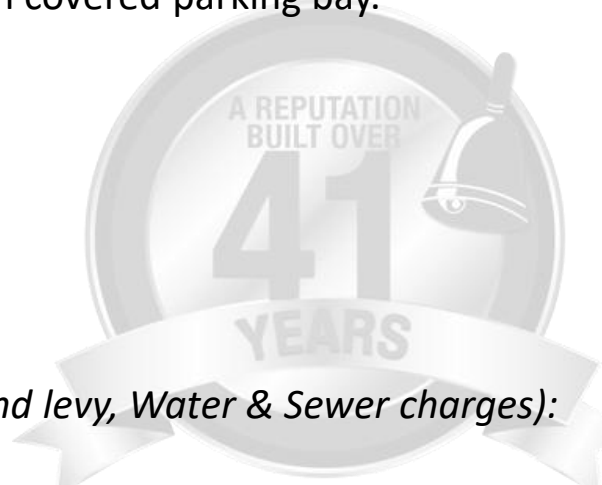
R1 850 000.00

Monthly Rates & Taxes:

R1 983.95

Monthly Levy (incl. Basic Levy, CSOC Levy, Reserve Fund levy, Water & Sewer charges):

R 4 236.99





Eden View Body Corporate

Reg No: SS 501/2019

Email: pm6@asiproperty.co.za

Contact No.: 011 7948648

ADDRESS

Postnet Suite 100

Private Bag X5

Strubens Valley

1735

KUBONWA MEDIA PTY LTD

Door No 21

Reference: KUB003-D21

INVOICE

INVOICE NO.	INVOICE DATE	DUE DATE	INVOICE TOTAL
INV02128	2026-08-01	2026-08-01	R 4575.44

Account	Description	Qty	Unit Price	Disc	Tax	Total
Levies	Levies	1.00	2582.19	0.00	0.00	2582.19
RFI/002 Reserve Fund Levy	Reserve Fund Levies	1.00	260.12	0.00	0.00	260.12
CSOS Levy	CSOS Levies	1.00	40.00	0.00	0.00	40.00
Water Recovery	Water Charge	1.00	802.47	0.00	0.00	802.47
Sewerage	Sewerage	1.00	890.66	0.00	0.00	890.66

BANKING DETAILS	Reference: KUB003-D21
Bank Name: FIRST NATIONAL BANK	Account Holder: EDEN VIEW
Account Number: 62852626886	Account Type: CURRENT
Branch Code: 250655	Branch Name: CLEARWATER MALL
Reference: KUB003-D21	

Sub-Total excl.	4 575.44
Discount excl.	0.00
Sub-Total excl. (after discount)	4 575.44
TOTAL	R 4 575.44



PARK VILLAGE AUCTIONS
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UNIT 21

SS EDENVIEW (91m²)



a world class African city

Computer generated
TAX INVOICE

KUBONWA MEDIA PTY LTD
7B THIRD AVENUE
EDENBURG
2191

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. PROTECTOR: 476011262
VAT NO. JOHANNESBURG WATER: 4270191077 VAT NO. CITY POWER: 4710191182

Date	2026/03/04
Statement for	March 2026
Physical Address	7B THIRD AVENUE
Stand No./Portion	21 EDEN VIEW
Township	EDENBURG

Stand Size	Number of Dwellings	Date of Valuation	Portion	Municipal Valuation	Region
91 m2	1	2023/07/01	E1	Market Value R 1,850,000.00	Region E WARD 106

Invoice Number: 196005570144

Next Reading Date: 2026/03/31

Client VAT Number:

Deposit: R 0.00

Account Number: 556745719

PIN CODE: 266212

Previous Account Balance	94,148.18
Sub Total	94,148.18
Interest on Arrears	81.70
Current Charges (Excl. VAT)	1,915.55
VAT @ 15%	68.40

90 DAYS +	60 DAYS	30 DAYS	CURRENT	INSTALMENT PLAN	TOTAL AMOUNT OUTSTANDING	Total Due	
89,495.92	2,336.94	2,313.32	2,065.65	0.00	96,211.83	Due Date	2026/03/31

This Pre-termination Notice is issued in respect of MUNICIPAL SERVICES charges reflecting arrears over fourteen (14) days. Paying your municipal account in full and or enter into payment arrangement will avoid services being cut off. 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

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

Date: 2026/03/04 KUBONWA MEDIA PTY LTD
Acc. No.: 556745719 7B THIRD AVENUE

EasyPay 91115 5567457196

Postal Office 0146 556745719

Standard Bank City of Johannesburg Banking details:
Internet banking - Use the banks pre-loaded Company details
SBSA branch deposits - CIBN no. AA46 to be used in place of bank acc. nr.
Client Account No/Deposit Reference 556745719

Total Due 96,211.83
Due Date 2026/03/31

51800880011150 55674571905

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Account Number: 556745719

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City Power Electricity	VAT 4710191182	Sub - Total	Total Amount
Unbilled Electricity: Eskom supply VAT: 15.00%		0.00 0.00	0.00

PIKITUP Refuse	VAT 4790191292	Sub - Total	Total Amount
Refuse Residential (Billing Period 2026/03) VAT: 15.00%		458.00 68.40	524.40

Current Charges (Including VAT)

1,983.95

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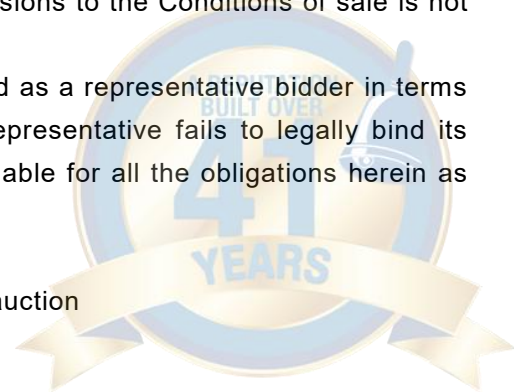


PARK VILLAGE AUCTIONS

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SUMMARY OF AUCTION TERMS & CONDITIONS

1. **7% Buyers commission plus VAT** is payable on the Immovable property.
2. **10% Deposit payable on the fall of the hammer** for immovable properties
3. **7 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. You will be held liable for your bid and forfeit your deposit. If payment is not effected.
7. Date of occupation, is the **date of registration of transfer** of the property into the purchaser's name.
8. 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.
9. 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.
10. The transferring attorneys will be appointed by the Seller.
11. The **SELLER shall be liable for the outstanding rates & taxes** as well as any other municipal/water/Eskom fees.
12. After auction the highest bidder shall sign all relevant offer to purchase agreements.
13. Payment will only be regarded as affected once the Auctioneers have received actual payment in our account.
14. 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.
15. Please insure upon registration that you register in the correct entity. Revisions to the Conditions of sale is not permitted.
16. 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.
17. The **offer is subject to confirmation and acceptance by the Seller**.
18. The Auctioneer and Seller reserve the right to withdraw the property from auction



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Units 10, 18, 20 & 21 SS Edenvue
Apartment Complex, Edenburg



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CONTACT INFORMATION

“SOUND ADVICE, TURNKEY AUCTIONS AND RELATED ASSET MANAGEMENT SERVICES PERFECTED BY EXPERIENCE GAINED OVER 41 YEARS”

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

“THE AUCTIONEERING COMPANY TRUSTED BY BANKS AND RESPECTED BY BUYERS”



Unit No. 10, Ferndale Mews North, Cnr Oak Ave & Dover Road, Ferndale,
Randburg 2194. PO. Box 2871, Randburg 2125



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