

ENDS: 30 JUNE 2026



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers



INVITATION TO SUBMIT OFFERS

BUYERS — INFORMATION PACK WOODMEAD

21D Polo Crescent, Woodmead, Sandton, within Woodmead Office Park

Exclusive Prime Commercial Office Premises on Offer in Woodmead, Gauteng



www.parkvillageauctions.co.za



Hettelien: 051 430 2300
Nico Maree: 082 625 4455



C/O R64 & Valencia Road, Waterbron,
Bloemfontein



bloem3@parkvillage.co.za



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

LOT AR001



Property Description

Portion 5 of Erf 766, Woodmead Extension 22, Sandton

BETTER KNOWN AS 21D POLO CRESCENT, WOODMEAD OFFICE PARK

Registered Size: **± 2 106 m²** | GLA: **± 1 325 m²** | Title Deed Number: **T36391/2023**

Better Known As: 21D Polo Crescent, Woodmead Office Park.

Situated within the secure and established Woodmead Office Park, this Grade B+ commercial office premises offers a purpose-built professional environment in one of Sandton's recognised commercial nodes. The property comprises a double-storey commercial office building with basement parking, ancillary storage and communal areas, together with ground and first-floor office accommodation.

The building includes reception areas, boardrooms, private offices, open-plan office areas, kitchenettes, ablutions and related utility areas, providing a practical and functional layout for professional users. The internal configuration comprises 46 office / functional rooms, including 39 offices, boardrooms, a printer room, server room and stock room, with kitchens recorded separately from this count.

The property further benefits from basement, covered and open parking, good access within the office park, and a strategic Woodmead location with convenient connectivity to Woodmead Drive, the M1, N1, Sandton, Midrand and surrounding commercial nodes.



www.parkvillageauctions.co.za



Hettelien: 051 430 2300

Nico Maree: 082 625 4455



C/O R64 & Valencia Road, Waterbron,
Bloemfontein



bloem3@parkvillage.co.za



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

LOT AR001



IMPROVEMENTS & FEATURES:

Prime Location:

Situated within the secure Woodmead Office Park, with convenient access to Woodmead Drive, the M1, N1, Sandton, Midrand and surrounding commercial nodes.

Purpose-Built Commercial Building:

Double-storey Grade B+ commercial office building offering practical ground and first-floor office accommodation, including reception areas, boardrooms, private offices, open-plan work areas, kitchenettes and ablutions.

Functional Internal Layout:

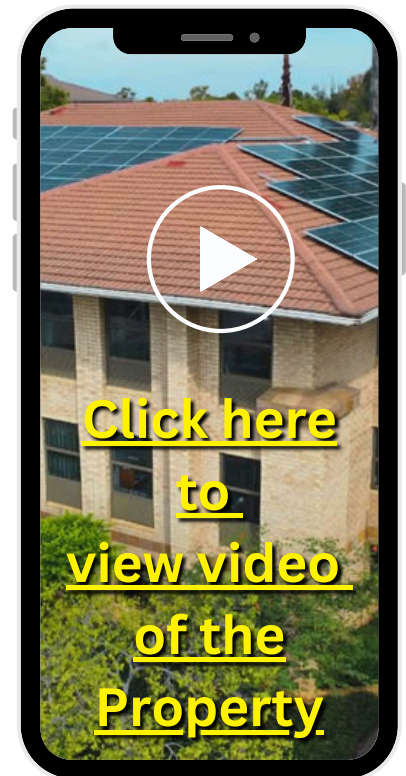
Comprises 46 office / functional rooms, including 39 offices, boardrooms, a printer room, server room and stock room, with kitchens recorded separately from this count.

Parking & Accessibility:

Includes basement, covered and open parking bays, with access from both the front and rear of the building.

Secure Office Park Setting:

Located in an access-controlled, established office park with landscaped surroundings, good macro access and a professional commercial environment.



www.parkvillageauctions.co.za



Hettelien: 051 430 2300

Nico Maree: 082 625 4455



C/O R64 & Valencia Road, Waterbron,
Bloemfontein



bloem3@parkvillage.co.za



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

GLA: ± 1 325 m²



IMPROVEMENTS & FEATURES:

LAYOUT FEATURES:

This Grade B+ commercial office property offers approximately 1 325 m² of gross lettable area, comprising a purpose-built double-storey commercial building with ground and first-floor offices, basement parking, ancillary storage and communal areas. The layout provides a practical professional working environment, incorporating reception areas, boardrooms, private offices, open-plan work areas, kitchenettes, ablutions and utility areas. The internal configuration comprises 46 office / functional rooms, including 39 offices, boardrooms, a printer room, server room and stock room, with kitchens recorded separately from this count.

EXTERNAL FEATURES:

- Secure access-controlled office park setting
- Basement, covered and open parking available
- Landscaped office park environment with established gardens
- Good access to Woodmead Drive, M1, N1, Sandton and Midrand
- Professional commercial setting within Woodmead Office Park

NEAR H-SHAPED BUILDING FOOTPRINT:

The building is designed in a near H-shaped footprint, allowing for a practical internal layout across the ground and first-floor levels. This configuration supports a mix of private offices, open-plan work areas, boardrooms, service rooms and internal support areas.

The premises comprise 46 office / functional rooms, including 39 offices, boardrooms, a printer room, server room and stock room, with kitchens recorded separately from this count. The layout also assists with internal circulation and access between different parts of the building.

FREEWAY EXPOSURE & SIGNAGE POTENTIAL:

The property benefits from exposure to the nearby freeway, which may enhance visibility for occupiers and strengthen the premises' profile within the Woodmead commercial node. This exposure may also provide potential for signage opportunities, subject to the necessary approvals, municipal requirements and office park rules.



www.parkvillageauctions.co.za



Hettelien: 051 430 2300

Nico Maree: 082 625 4455



C/O R64 & Valencia Road, Waterbron,
Bloemfontein



bloem3@parkvillage.co.za



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

GLA: ± 1 325 m²



IMPROVEMENTS & FEATURES:

Commercial Property Improvements

The property offers established commercial improvements suited to professional and corporate use within the Woodmead / Sandton commercial node. The premises comprise a purpose-built Grade B+ double-storey commercial building with basement parking, ancillary areas and a practical internal layout. The internal configuration includes 46 office / functional rooms, comprising 39 offices, boardrooms, a printer room, server room and stock room, with kitchens recorded separately from this count.

Main Commercial Building

- 46 office / functional rooms in total, including boardrooms, stock room, server room and printer room
- 39 offices
- 1 main boardroom
- 1 small room next to the main boardroom, suitable for meetings / catering support
- 1 small boardroom downstairs
- 1 small boardroom upstairs
- 1 printer room
- 1 server room
- 1 small stock room upstairs
- Kitchenettes / kitchens, recorded separately from the 46-room count
- Ablution facilities
- Utility areas
- 2 entrance lobbies
- 1 central reception / waiting area
- 1 central staircase connecting the basement, ground and first floors
- Front and rear building access



www.parkvillageauctions.co.za



Hettelien: 051 430 2300

Nico Maree: 082 625 4455



C/O R64 & Valencia Road, Waterbron,
Bloemfontein



bloem3@parkvillage.co.za



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

GLA: ± 1 325 m²



IMPROVEMENTS & FEATURES:

Basement & Ancillary Areas

- Basement parking level
- 1 basement storeroom, not included in the 46-room count
- Additional storage / service areas
- Communal / service areas
- Internal access to the main building

Parking

- 23 basement parking bays
- 27 covered parking bays
- 3 open parking bays
- 53 parking bays in total

External Improvements

- Paved hardstanding areas
- Walkways and external stairs
- Landscaped garden areas
- Site lighting
- Stormwater and paved circulation areas
- Covered parking structures
- Secure, access-controlled office park environment



www.parkvillageauctions.co.za



Hettelien: 051 430 2300
Nico Maree: 082 625 4455



C/O R64 & Valencia Road, Waterbron,
Bloemfontein



bloem3@parkvillage.co.za



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

GLA: ± 1 325 m²



IMPROVEMENTS & FEATURES:

Building Services & Finishes

- Air-conditioned internal areas
- Face-brick external elevations
- Aluminium-framed windows and doors
- Tiled and carpeted floor finishes
- Suspended ceilings and plastered ceiling areas
- Energy-saving artificial lighting
- 12 kVA modular off-grid solar power system
- Solar system can be expanded to meet increased power demand
- Municipal power reconnection possible, if required
- Backup generator
- Good natural light and ventilation

Location & Access

- Situated within Woodmead Office Park
- Established Woodmead / Sandton commercial node
- Convenient access to Woodmead Drive, M1 and N1
- Close to Sandton, Midrand, Sunninghill and surrounding business nodes
- Access-controlled office park with landscaped surroundings



www.parkvillageauctions.co.za



Hettelien: 051 430 2300
Nico Maree: 082 625 4455



C/O R64 & Valencia Road, Waterbron,
Bloemfontein



bloem3@parkvillage.co.za



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

GLA: ± 1 325 m²



IMPROVEMENTS & FEATURES:

Commercial Building Component

Double-storey Grade B+ commercial building with basement parking and ancillary storage / communal areas. The building offers a practical internal configuration comprising 46 office / functional rooms, including 39 offices, boardrooms, printer room, server room and stock room, with kitchens recorded separately from this count. Reception areas, private offices, open-plan work areas, kitchenettes, ablutions and utility areas are provided across the building. Access is available from both the front and rear of the premises. Internal areas are air-conditioned and include tiled and carpeted floor finishes, suspended ceilings and aluminium-framed glazing.

Parking & External Component

Basement parking, covered parking and open parking are provided on site. The property further includes paved hardstanding areas, walkways, stairs and landscaped garden areas.

The premises are situated within a secure, access-controlled office park environment, offering an established commercial setting with professional surroundings and good internal park access.

Suitability & Usage

The property is suited to a broad range of professional and commercial users, including administrative headquarters, consulting practices, financial services, technology businesses and general corporate occupation. Its practical layout, secure office park setting, confirmed internal room configuration and strategic Woodmead location make it suitable for owner-occupation or investment with leasing potential, benefiting from strong access to Sandton, Midrand, the M1, N1 and surrounding business nodes.



www.parkvillageauctions.co.za



Hettelien: 051 430 2300

Nico Maree: 082 625 4455



C/O R64 & Valencia Road, Waterbron,
Bloemfontein



bloem3@parkvillage.co.za



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

GLA: ± 1 325 m²



OWNERS ASSOCIATION NOTE:

Purchasers are advised that the property forms part of the Woodmead Crescent Property Owners Association and will be subject to the Association's constitution, rules, levies, aesthetic controls, security arrangements and common-area obligations. Membership of the Association is linked to ownership, and transfer, leasing, occupation, alterations, signage and certain property-related rights may require prior written consent from the Association.

Purchasers must familiarise themselves with the constitution included in this information pack and verify all current levy amounts, compliance requirements and outstanding amounts with the Association or managing agent prior to registration of transfer.



www.parkvillageauctions.co.za



Hettelien: 051 430 2300
Nico Maree: 082 625 4455



C/O R64 & Valencia Road, Waterbron,
Bloemfontein



bloem3@parkvillage.co.za



**CONSTITUTION
OF
WOODMEAD CRESCENT
PROPERTY
OWNERS ASSOCIATION**



INDEX

	<u>Page:</u>
1. Legal Status and Limited Liability	3
2. Objects	3
3. Powers	4
4. Members	4
5. Conditions of Title	5
6. Members Meetings	6
7. Executive Committee	8
8. Manager	9
9. Professionals	10
10. Levies	10
11. Aesthetics	10
12. Perimeter Fence and Road Reserves	12
13. Common Areas	12
14. Security	13
15. Co-ordination of Garden Services	13
16. Utilities and Services	14
17. Conduct	16
18. Enclosing of Stands	16
19. Fauna, Flora and Wildlife	16
20. Laws, By-laws and Town Planning Scheme	17
21. Persons for Whom Members are Responsible	17
22. Work and Emergency Procedures	17
23. Contacts	18
24. Cession of Rights as Security	19
25. Enforcement of Obligations	19
26. Books and Accounts	19
27. Indemnity	19
28. Amendment of this Constitution	20
29. Merger	20
30. Dissolution	20
 ANNEX "A"	 21
 ANNEX "B"	 23
 WOODMEAD CRESCENT PROPERTY OWNERS ASSOCIATION STANDS	 26

CONSTITUTION

of

WOODMEAD CRESCENT PROPERTY OWNERS ASSOCIATION

1. LEGAL STATUS AND LIMITED LIABILITY

- 1.1 The Association is a common law corporate body and as such:
 - 1.1.1 its assets, liabilities, rights, and obligations vest in it independently of its members;
 - 1.1.2 it may not distribute any of its profits and gains to any person, and it will use its funds solely for the objects for which it has been established and for investment;
 - 1.1.3 it will have perpetual succession;
 - 1.1.4 it may sue or be sued in its own name.
- 1.2 The members will not, by reason of their membership, be liable for the Liabilities and Obligations of the Association.

2. OBJECTS

The objects of the Association are to control the aesthetic appearance of land and buildings, the safety of persons and property, maintenance and care of common areas and incidental matters, in Woodmead Ext. 22 ("Woodmead Crescent"), including in particular:

- 2.1 to ensure that stands are developed and or revamped/modified according to uniform aesthetic standards and that these standards are maintained thereafter;
- 2.2 to maintain the perimeter fence, the road reserves, and common areas in Woodmead Crescent;
- 2.3 to institute, control, and pay for measures to ensure reasonable security;

- 2.4 to institute, control, and pay for the maintenance and upkeep of all gardening, paving, and other such, comprising the common areas of Woodmead Crescent;
- 2.5 if any members of the Association at any time so request, to coordinate the provision of garden maintenance service for the properties of those members;
- 2.6 to protect the use and enjoyment by members of their stands.

3. POWERS

The Association has plenary powers (including all those normally enjoyed by a registered company) to enable it to achieve its objects, except for the powers expressly or impliedly excluded by this constitution or by the Association's legal status as a common law corporate body.

4. MEMBERS

- 4.1 The members of the Association will be all the owners of stands in Woodmead Crescent.
- 4.2 The executive committee referred to in clause 7 may prescribe an application form to be completed by a person before that person may become a member, but may not refuse any person membership.
- 4.3 Joint owners of stands will be joint members, will be jointly and severally liable for their obligations, and may only exercise their rights jointly.
- 4.4 In the following situation, the member will be:
 - 4.4.1 usufruct, usus, and habitatio: the bare dominium owner;
 - 4.4.2 fideicommissum: the fiduciary;
 - 4.4.3 sectional title scheme: the body corporate;
 - 4.4.4 share block scheme: the share block company.
- 4.5 A member will cease to be a member when he ceases to own a stand in Woodmead Crescent and not before.

5. CONDITIONS OF TITLE

5.1 Imposition of special condition

A condition of title will be incorporated in all sales and transfers of stands in Woodmead Crescent as follows:

“Subject to condition imposed for the benefit of the Woodmead Crescent Property Owners Association or any other entity which has succeeded to its rights in accordance with its constitution (“the Association”), that the owner from time to time of the property may not, except with the prior written consent of the Association:

- a) transfer the property;
- b) let the property, or otherwise grant the right to occupy or use it;
- c) grant any servitude, or any other limited right, in respect of the property; or,
- d) establish a sectional title, share block or timeshare scheme in respect of the property.

The Association may waive or relax this condition in an individual case or generally, and this condition will moreover cease to be of force and effect if the Association is dissolved and its rights are not transferred to another entity”.

5.2 Consent to transfer

The Association may not withhold consent to a transfer if:

5.2.1 the transferee is a member of the Association or has applied to become a member simultaneously with registration of transfer; and

5.2.2 all amounts owing by the transferor to the Association have been paid.

The consent will be expressed to be valid up to the date up to which all amounts have been paid to the Association.

5.3 Consent to letting and other occupation

The Association may not withhold consent to a lease or grant of a right of occupation if the Association has been furnished with a signed undertaking by the lessee or occupier as follows:

“I undertake to the Woodmead Crescent Property Owners Association and its members from time to time:



- a) not to do anything which, if done by the owner of erf ..., Woodmead Ext. 22, would constitute a breach of the owner's obligations, or to hinder the Association's doing anything which the owner must permit, under the Association's constitution from time to time;
- b) not to permit anyone to occupy or use the property except subject to a similar undertaking in favour of the Association and its members."

5.4 Consent to servitudes and other limited rights

The Association may not withhold consent to the grant of servitude or other limited right if the Association has been furnished with a signed undertaking by the grantee in the form set out in clause 5.3 to the extent applicable.

5.5 Consent to sectional title, share block and time share schemes

The Association may not withhold consent to the establishment of a sectional title, share block or time share scheme, if the rules of the scheme provide for the benefit of the Association and its members, that each holder of a sectional title unit, share or time-sharing interest in the scheme will be bound, as soon as he becomes such holder and as long as he remains such a holder, to an undertaking in favour of the Association as set out in clause 5.3.

5.6 Form of consent

The consent will be in writing and may be given specifically or generally and conditionally or unconditionally.

5.7 Mortgagees not to be prejudiced by amendments

If the provisions of this clause are at any time amended in accordance with clause 28, the amendment will be ineffective as against any existing mortgagee if and to the extent the amendment may be prejudicial to be mortgagee, unless the mortgagee otherwise agrees in writing. This provision is for the benefit of each mortgagee and may be accepted and enforced by it.

6 MEMBERS MEETINGS

6.1 Convening

6.1.1 Members meetings may be convened by the executive committee or any 2 members of the Association on reasonable notice (ordinarily 10 days) for such date and time during business hours, and at such place in Sandton or Johannesburg, as may be reasonable.



- 6.1.2 The notice must indicate the matters to be dealt with (and only those matters may be dealt with at the meeting).
- 6.1.3 Notice will be deemed to have been given on delivery at, or 3 days after posting or emailing to, any address furnished by the member for this purpose, or failing that, any stand owned by the member in Woodmead Crescent.
- 6.1.4 The proceedings at any meeting will not be invalidated by reason of any member not receiving the notice sent to that member, or the inadvertent omission to send notice to any member or the inadvertent sending of notice to an incorrect address.

6.2 Quorum

The quorum for a meeting is 3 members present in person or by a representative (who need not be a member) acting under the member's written authority.

6.3 Voting

- 6.3.1 The voting rights of the owner of each stand are set out in annex "A", which is based on the number of square metres of each stand, rounded off to the nearest 100 square metres;
- 6.3.2 Resolutions are passed by simple majority vote;
- 6.3.3 The chairman has a casting vote;
- 6.3.4 A vote cast by a representative will be valid despite the prior revocation of his authority by the grantor or its lapsing by operation of law, if the Association had not had notice of the revocation prior to the vote being cast.

6.4 Chairman

The chairman of the Association, or his/her nominee, will chair the meeting, or failing that, a member or member's representative appointed by the meeting.

6.5 Round robin resolution

A resolution, in one or more copies, signed by all members, has the same effect as a resolution passed at a meeting.

6.6 Minutes

Minutes will be kept and pasted into a minute book, and on signature by the chairman of that or a subsequent meeting, will constitute proof of the contents of the minutes and the regularity of the proceedings unless the contrary is proven. Any member may at any reasonable time inspect the minutes.

7 EXECUTIVE COMMITTEE

7.1 Powers

All the powers of the Association vest in the executive committee, except;

7.1.1 powers which, under this constitution, are to be exercised by resolution of a members meeting;

7.1.2 powers which the members may at any time resolve at a members meeting, are to be reserved to the members; provided that the members may, by resolution at a members meeting, exercise or instruct the executive committee to exercise any power.

7.2 Number of members

The executive committee will have at least 2 and not more than 5 members.

7.3 Appointment, removal and resignation

The members of the executive committee need to be members of the Association and are appointed and removed by resolution of a members' meeting, and any executive committee member may resign by written notice to the Association.

7.4 Period of office

No executive committee member may hold office for longer than 3 years without being re-elected to office.

7.5 Disqualification from being a member of the executive committee

A person is disqualified from being a member of the executive committee if he or she is or becomes:

7.5.1 disqualified from holding office as a director of a company; or,

7.5.2 incapable of discharging the duties of his or her office.

7.6 Appointment of alternates

A member of the executive committee may, by notice in writing to the Association, appoint, remove, or replace an alternate to represent him in his/her absence in relation to either a specific matter or matters generally and either a specific or an indefinite period.

7.7 Delegation of powers by the executive committee

The executive committee may delegate any of its powers to any person or persons or committee and on such terms and conditions as it may decide.

7.8 Chairman

The executive committee may appoint a chairman of the Association.

7.9 Executive committee members act in a fiduciary capacity

In exercising their functions, the executive committee members act in a fiduciary capacity towards the members of the Association.

7.10 Acts of Executive Committee are valid despite defects in appointment of members

Despite any defect in the appointment of any person as a member of the executive committee, or his alternate, or in his continuance in office, he acts as a member of the committee until discovery of the defect will be valid.

7.11 Executive committee meetings

Executive committee meetings are subject to the same provisions as members meetings, changed as necessary, as set out in clause 6 (including the right of members to inspect the minutes), except that:

7.11.1 any executive committee member may convene a meeting of the executive committee on reasonable oral or written notice (ordinarily 7 days);

7.11.2 a quorum will be constituted by 2 members or their alternates present in person;

7.11.3 each executive committee member has one vote.

7.12 No remuneration or reimbursement of costs

The executive committee members will not be paid any remuneration but are entitled to reimbursement of any expenses properly incurred in carrying out their functions.

8 MANAGER

8.1. The executive committee may appoint a manager to carry out any of its administrative functions.

8.2 The appointment:

8.2.1 may carry a remuneration;

8.2.2 is to be terminable on not more than 3 months' notice, unless otherwise authorized by resolution of a members meeting.

9 PROFESSIONALS

The executive committee may engage and pay for the services of professionals.

10 LEVIES

- 10.1 By resolution of a member's meeting, a levy may, from time to time, be imposed on all members to provide the funds to enable the Association to achieve its objects.
- 10.2 The amount of the levy and the date or dates of payment will be determined by the resolution and notified to the members in writing by the executive committee.
- 10.3 Each member is obliged to pay his pro rata share of each levy which becomes payable while he is a member, in the ratio set out in annex "A", provided that the members may resolve that costs which relate essentially to a particular stand or stands only be borne by the owner of that stand or the owners of those stands in the ratio of their allocations as set out in annex "A".
- 10.4 Cessation of membership will not entitle a member to any refund of levies or release the member from liability for all levies up to the date of the cessation.
- 10.5 If at any time any amount owed by a member to the Association is overdue:
 - 10.5.1 interest is payable by the member on the overdue amount, compounded monthly at 3 percentage points above the published annual prime overdraft rate from time to time of First National Bank of Southern Africa Limited or such other rate as may be determined from time to time by resolution of a members meeting, not exceeding the highest rate from time to time referred to in the Usury Act, or any replacement Act, in respect of any loan;
 - 10.5.2 all the member's rights of membership will be suspended;
 - 10.5.3 the Association may enforce payment.

11 AESTHETICS

- 11.1 Aesthetics committee
 - 11.1.1 An aesthetics committee is appointed to control aesthetic standards;
 - 11.1.2 The members of the committee are those comprising the executive committee. The executive committee, to all intents and purposes, will be the aesthetics committee.

11.2 Approval of development

- 11.2.1 The development of stands (including landscaping and development of the gardens), and the extension or alteration of a development, will be subject to prior written approval by the aesthetics committee, and no member may proceed with any development, extension or alteration without that approval.
- 11.2.2 Site development plans and municipal building survey plans must be submitted for prior approval;
- 11.2.3 If a member goes ahead without approval, the Association may, by written notice, require the member to cease work immediately and to remove any unapproved structures, and to re-instate the property, within 30 days after the notice, failing which the Association may take action to compel the member to do so, or may itself procure such removal and re-instatement at the member's cost.

11.3 Design guidelines (Annex "B")

The aesthetics committee will issue to members, upon request, design guidelines (Annex "B" attached) for development or alterations. These guidelines may be amended from time to time and the aesthetics committee may depart from the guidelines in any specific case.

11.4 Aesthetics standards for maintenance of stands, landscaping/gardens, buildings, building structures and sidewalks

- 11.4.1 The aesthetics committee may, from time to time, lay down minimum standards for the maintenance of the aesthetic appearance of stands (land, lighting, gardens, buildings and building structures, signage of whatever nature) and the adjacent sidewalks (for the maintenance of which the members will also be responsible);
- 11.4.2 These standards will be notified to all members in writing and are included as Annex "B" of the Constitution document;
- 11.4.3 If any member fails to observe these standards in respect of his stand, garden, lighting, buildings, building structures, signage, landscaping and the adjacent sidewalk, the executive committee may give reasonable notice (ordinarily 30 days) to the member to rectify the breach and if the member fails to do so the Association may either:
 - 11.4.3.1 take action to compel the member to do so, or,

11.4.3.2 itself procure that the necessary work is done and may, as soon as it decides on this course of action, require the member to pay the cost the Association will incur, or has incurred, in procuring that the work is done.

11.5 Aesthetics committee meetings

Aesthetics committee meetings are subject to the same provisions, changed as necessary, as executive committee meetings, as set out in clause 7.10. Aesthetics committee meetings will be convened at the same date and time as the executive committee meetings.

12 PERIMETER FENCE AND ROAD RESERVES

12.1 Members, whose stands are on the perimeter of Woodmead Crescent, consent to the erection, repair, repainting, and replacement, from time to time, of the perimeter fence and the access to their stands for this purpose;

12.2 The executive committee:

12.2.1 will ensure that the perimeter fence around and the road reserves in Woodmead Crescent are maintained in good order and repair at all times and in accordance with the aesthetic standards laid down by the aesthetics committee;

12.2.2 may lay down rules governing the use of the road reserves, which will be binding on the members and the persons for whom the members are responsible as set out in clause 24.

12.3 No member may alter or remove the perimeter fence.

13 COMMON AREAS

Common areas comprise the following for the Woodmead Crescent Office Park;

13.1 perimeter fence and road reserves as determined under clause 12;

13.2 more specifically, road reserves will be Polo Crescent and Saddle Drive only. The road reserves will include a 3m pavement and access servitude either side of the roadway in accordance with present JRA legislation regarding minor access roadways;

13.3 a 2,0m access servitude along the entire office park perimeter fence;

- 13.4 fenced off areas enclosing Eskom transformers or any area surrounding electrical supply boxes providing electrical power to street, fence lighting, and fence security;
- 13.5 all other areas, e.g. driveways, access roadways, parking areas etc. not included under clauses 13.1 to 13.4 inclusive, are not common areas and form part of the respective properties of the members.

14 SECURITY

- 14.1 The executive committee may:
 - 14.1.1 take the measures it considers desirable from time to time for the general security of Woodmead Crescent, including in particular control of access to and egress from Woodmead Crescent;
 - 14.1.2 from time to time make rules for this purpose, which will be notified to members in writing and which will be binding on members and the persons for whom the members are responsible as set out in clause 24;
 - 14.1.3 employ the security personnel it considers desirable.
- 14.2 The Association will enter into an agreement with Woodmead Park Property Owners Association relating to access to Woodmead Crescent through Woodmead Park.

15 CO-ORDINATION OF GARDEN SERVICES

Should some, or all the members, at any time so request, the executive committee may co-ordinate the provision of garden maintenance services to the members concerned. Each member will be liable for the member's own share of the costs of the services, and if the Association pays a member's share, the member will immediately refund the amount paid.

The maintenance, restoration, cleaning and general upkeep of gardens surrounding member's properties and not forming part of the common areas is the responsibility of the member. This includes, but is not limited to the maintenance, repair, replacement of sprinkler systems, flowerbeds, grassed areas, cleaning of roofs and gutters and other.

16 UTILITIES AND SERVICES

Utilities and services are provided to all properties in the Park. Limits of responsibility with regards to the provision, upkeep, maintenance, repair and replacement of the respective utilities and services are as follows.

16.1 Electrical power

Power is cabled from the respective Eskom transformers to individual metering and distribution boards for each stand/property. The Association is responsible for the provision and maintenance of power up to the respective distribution boards only and will liaise with Eskom in this regard.

Maintenance, repair and replacement of the distribution board and including all cable and power distribution downstream of the board is the sole responsibility of the property owner/member.

16.2 Water

Water supplied by Johannesburg Water is piped via a subterranean piping reticulation network to the metering box of each stand/property, and they are responsible for the maintenance, repair, and replacement of piping, valves, and fittings up to and including the metering box.

The Association is responsible for the provision, upkeep, and maintenance of the water supply piping up to the respective metering box only, and will liaise with Johannesburg Water in this regard.

Maintenance, repair, replacement, or alteration to piping downstream of the meter is the responsibility of the respective property owner/member.

Repair or replacement of the meter unit is the responsibility of Johannesburg Water. Faulty meter units must be reported by the property owner/member to Johannesburg Water for repair or replacement.

Fire water piping from and including the respective fire hydrants on each property into the building is the responsibility of the owner/member.

Maintenance of all other fire water piping, valves, and fittings is the responsibility of Johannesburg Water, and the Association will liaise with them in this regard.

16.3 Sewerage

The removal and subterranean piping of sewerage from each property is undertaken by Johannesburg Water. The limit of responsibility for each property owner, is the tie-in point of their building sewerage lines into Johannesburg Water's sewerage mains.

The sewerage mains are clearly distinguishable via the large 600mm diameter manholes and 300mm diameter piping, and it is Johannesburg Water's responsibility to repair, maintain (clean), and replace mains piping, access manholes, and manhole covers. The Association will liaise with them in this regard.

All other sewerage piping, usually small diameter piping including rodding or inspection holes, up to the tie-in points, is the sole responsibility of the property owner/member. Maintenance (cleaning of blockages), repairs, replacement, re-routing, or any other associated activity regarding the upkeep of the sewerage piping is to be undertaken by the property owner/member.

16.4 Communication and data

In 2016, the Association agreed to the installation of a fibre network. Dark Fibre Africa provided the physical infrastructure for An Open Access Network, and each building in Woodmead Crescent was fitted with a Fibre Interface Node box.

The infrastructure roll-out was funded by Dark Fibre Africa with the only proviso being that only Internet Service Providers on the Dark Fibre Africa network are used.

Each owner/tenant can select an Internet Service Provider of their choice, with the proviso that any such ISP is part of the Dark Fibre Africa network. Web Africa, Home-Connect, Vox, RSA Web, and Vodacom are all ISP's on the Dark Fibre Africa network. Please contact DFA directly for a full list of all the ISP's they are contracted with to provide fibre data services.

No owner is permitted to change, move, or otherwise make changes to the DFA Interface Node box at their building. Should they wish to make any such changes, they need to contact DFA directly and request such changes or modification.

17 CONDUCT

No member may:

17.1 keep any animal on Woodmead Crescent which is dangerous or constitutes a nuisance; or

17.2 cause or permit any other nuisance in Woodmead Crescent;

and the Association may make rules in this regard which will be binding on all members. The Association may further deny access to, or remove from, Woodmead Crescent any person who persistently breaches this obligation despite 3 or more written warnings.

18 ENCLOSING OF STANDS

No member may wall, fence, or otherwise enclose his stand, except with the written consent of the executive committee, which consent the executive committee may give or refuse at its discretion. If a member breaches this obligation, the provisions of clause 11.2.3 will apply, changed as necessary.

19 FAUNA, FLORA AND WILDLIFE

Woodmead Crescent, together with Woodmead Office Park, are Greenbelt Environmental Conservation Parks and as such, the executive committee will take all possible actions to ensure that the Park's environment and "green" status is maintained, protected, and enhanced.

To this end the committee is committed to ensure that:

- a) all existing trees, flora, and fauna, whether in common areas or on property owner/member's land, are conserved and protected. No tree may be cut down or removed without the written approval of the committee. Trees, however, may be cut back, trimmed, or branches removed that pose a threat to buildings, carports, personnel or other. The use of professional services is recommended for the pruning and trimming of trees;
- b) gardens, verges, flowerbeds, and all non-paved areas are kept in a neat and exemplary state;

- c) promote the planting of trees, shrubs, flowers, grass, or other vegetation or flora by property owners;
- d) no wildlife may be harmed, harassed, removed from its habitat, poisoned, or killed.

If any wildlife poses a threat or nuisance, this must be brought to the immediate attention of the committee, who will handle it accordingly.

20 LAWS, BY-LAWS AND TOWN PLANNING SCHEME

A member will, at all times, comply with all laws, by-laws, and the town planning scheme affecting the member's stand, and the Association may enforce such compliance.

21 PERSONS FOR WHOM MEMBERS ARE RESPONSIBLE

Each member will be liable to ensure that all persons entering Woodmead Crescent, by express or implicit invitation of the member, lessee or tenant (e.g. officers, employees, agents, contractors, suppliers, clients and customers of the member, lessee or tenant), do not do anything or omit to do anything, which, if done or omitted by the member, lessee or tenant, would be in breach of the member's obligations under this constitution.

22 WORK AND EMERGENCY PROCEDURES

22.1 Outside Contractors

Any property owner or tenant who employs outside contractors to do any work on their premises, must inform the committee, surrounding owners, and Security of the work to be undertaken, including details with regards to when, where, and how work will be done. They will take full responsibility for rehabilitating whatever area has been worked on to the same condition that it was prior to the work being done. Refer to clause 16 in this regard.

In addition, they should make contingency plans to handle any "crisis" that may arise to ensure that others are not inconvenienced.

The Park's Managing Agent can supply details of owners, security, or committee members.

The Committee or Park Managing Agent are not responsible for providing “crisis” management or providing emergency contractors for persons/tenants/owners who have undertaken work but not considered possible problems that may arise.

It is the responsibility of the person(s) undertaking the work done and whoever has appointed them, to supervise and resolve any ‘crisis’ that may arise without inconveniencing others. It is not the responsibility of the Park’s committee or managing agent to resolve any such ‘crises’.

22.2 Unforeseen Problems, Emergency (e.g. burst pipe, sewerage blockages, power outages, water outages, security/robber, fire etc.)

The affected tenant/owner must first assess whether the problem is directly related to them, caused by work done in their vicinity by others, is a Park problem or a utility provider problem. They must then respond accordingly to resolve. Refer to clause 16.

The owner/tenant must contact the service/utility provider, for example Johannesburg Water or their plumber for a blocked sewer, the Parks Security Manager or Guardhouse for security-related problems (robbery), etc.

23 CONTACTS

Contact telephone and email addresses for parties concerned with the functioning and operation of Woodmead Crescent are as follows.

a)	Security:	<u>TRSS Security</u>	
		Day Supervisor:	Sydney Mbango 072 157 4152 (Monday to Thursday)
		Guardhouse:	087 980 7713
		Area Manager:	Dube 081 256 4323
b)	Park’s Managing Agent:	TLOK & Associates	
		Managing Agent:	Lance Knox 011 794 5582 lancek@tlok.co.za

c) Executive Committee: Chairman:

George Vassiloudis

011 804 1560

gvassiloudis@kemplant.co.za

24 CESSION OF RIGHTS AS SECURITY

A member may cede the member's rights, including the right to vote, to any holder of a mortgage bond over the member's stand, as additional security.

25 ENFORCEMENT OF OBLIGATIONS

25.1 If any member of the Association breaches any obligation under this constitution, the Association may take action to enforce compliance, or, if it decides not to, despite being called on in writing to do so, any member may do so in the member's own name.

25.2 Any legal costs, on an attorney and own client basis, incurred by the Association or any member arising out of the breach, including any costs incurred in taking action against any person for whom the member is responsible, clause 21 refers, will be borne by the member in breach.

26 BOOKS AND ACCOUNTS

26.1 Any member may inspect the Association's books of account at any time, and annual financial statements will be prepared and sent to members by the executive committee promptly after the end of each financial year, as determined by the executive committee.

26.2 The members may decide, by resolution of a members' meeting, whether they require the accounts to be audited.

27 INDEMNITY

The Association will indemnify the members of the executive and aesthetics committee against any liability incurred by them in good faith in connection with the affairs of the Association.

28 AMENDMENT OF THIS CONSTITUTION

This constitution may be amended by resolution of a members meeting passed by majority of not less than 75% of the votes cast.

29 MERGER

29.1 The Association may merge with any other body with similar objects, by resolution of a members meeting, provided that the constitution of the merged entity contains provisions similar to clauses 1.1.2 and 30.2.2 inclusive.

29.2 In this event, the Association's net assets after discharge of its liabilities, together with its rights and obligations under this constitution and under the condition of title referred to in 5, will vest in the merged entity.

30 DISSOLUTION

30.1 The Association may dissolve itself by resolution passed by a majority of not less than 75% of the votes cast at a members' meeting.

30.2 In this event:

30.2.1 the executive committee will act as liquidators;

30.2.2 the Association's net assets, after discharge of its liabilities, will be applied to repay the most recent levies paid by members, and any balance after all levies have been repaid will be distributed in the liquidator's discretion to one or more public charities.



ANNEX "A"

Allocation of Voting Rights and Liability for Levies

<u>Stand No</u>	<u>Allocation</u>
758	2,49
759	2,65
760	2,56
761	4,10
762	2,90
763	2,82
764	2,48
765	4,43
766	17,32
-0	6,58
-1	8,18
-2	1,68
-3	4,29
-4	2,56
-5	3,06
767	3,07
768	3,13
769	3,19
770	3,25
771	3,39
772	2,80
773	2,55
774	2,64
775	2,62
776	2,62
777	2,64
778	-----
	100,00

Consolidation and subdivision

1. If stands are consolidated, the owner's allocation will be the sum of the individual allocations.
2. If stands are subdivided, the owners of the subdivisions must divide the stand's allocation between them as follows:
 - 2.1 the division must be reasonable and must be approved by the executive committee;
 - 2.2 the number of decimal places may not be increased;
3. The division may not subsequently be changed.

ANNEX “B”

WOODMEAD CRESCENT OFFICE PARK – Design and Structural Alterations Guidelines

1. INTRODUCTION

These guidelines have been prepared as the members wish to ensure that the office park is developed and maintained as an integrated entity.

The aim is to achieve an environment which will give owners and tenants a “pride of place” with their accommodation in the office park.

2. AESTHETICS EXECUTIVE COMMITTEE: ESTABLISHMENT AND COMPOSITION

The Aesthetics Committee appointed in terms of clause 11 will assess all site development and building plans for erven within the office park. This includes plans for modification, changes, additions, demolitions or other building alterations.

3. DESIGN SPECIFICATIONS

3.1 Town Planning Scheme Controls

For the record, it is confirmed that the relevant Town Planning Scheme controls are as follows for all erven except Erf 766.

- | | |
|--------------------------|---|
| a) Height: | 1 Storey |
| b) Coverage: | 30% |
| c) Floor Area Ratio: | 0,25 |
| d) On-site Parking Bays: | 4 bays per 100 m ² floor area |
| e) Building lines: | 6m along street boundaries
5m along other boundaries |

3.2 Further Controls and Parameters

The following additional controls and parameters have been imposed to ensure a unified environment within the office park and this will apply to all stands including Erf 766 in totality.

- a) Boundary Fences: No boundary fences will be permitted on front or side boundary lines. This is done to preserve the visual continuity of the office park. In special circumstances, vertical elements, no higher than 600mm above natural

ground level, will be permitted provided they are in harmony with the overall design theme.

- b) Maintenance of the landscaping will be the responsibility of each property owner (or tenant): alternatively, the landscaping will be maintained by the Woodmead Crescent Property Owners Association. The common areas gardens and landscaping will be maintained by the Association.
- c) Driveway and Parking Areas: These must be paved with the same (or compatible) material as the surface used for Saddle Drive and Polo Crescent. Parking areas shall, where practical, be out of public view and at the rear of buildings.
- d) Signs and Signage: Identifying signs at the entrance to sites, signs adjacent to or on main entrance doors, directional and traffic signs shall conform to the standards as laid down by the executive committee.

Any other signs of a temporary nature (e.g. by estate agents or building contractors) may only be erected with the written approval of the executive committee.

No advertising signage of whatever form, nature or structure will be permitted without the prior written approval of the executive committee. Should such signage be erected without the written approval of the committee, the committee may take action against the member as stated under clause 11.4.3.

- e) Building Materials
 - i. Roofs: Slate, tile or similar; corrugated sheeting is not permitted.
 - ii. Walls: Face brick or plastered brick; if plastered brick, the colour and type of paint used shall be subject to approval by the aesthetics committee.
 - iii. Windows and Doors: Aluminium or hardwood; colour, if any, subject to approval by the aesthetics committee.
- f) Other Controls
 - i. Air conditioning Units: Intake and discharge grilles to be adequately screened from vision; units will not be permitted to protrude from the outside surface of the building.

- ii. Drainage and Vent Pipes: To be suitably screened; at no time can they be mounted on the street facades of the buildings.
- iii. Refuse Bins / Solid Waste Disposal and Ancillary Structures: Any structure housing refuse bins or similar equipment shall be constructed of materials compatible to the main structure.
- iv. Electrical Sub-station: As per refuse bin structures.
- v. Roof Pitches: All roofs shall have a pitch of at least 25 degrees. Flat roofs will only be permitted in exceptional circumstances.
- vi. Antennae and Solar Heating Panels: Television and radio antennas as well as solar heating panels shall not be visible, unless with the written approval of the aesthetics committee.
- vii. Extensions to Buildings: Where a building is built in phases, future extension shall be compatible to any existing structures on the site.
- viii. Diesel/petrol Power Generators: To be positioned as close to the members building as possible and such as not to be visible from roadways or other common areas. Generators to be fitted with noise reduction attenuation to minimise noise as far as possible. Siting of the generator to be approved by the aesthetics committee.

4. GENERAL REMARKS

- 4.1 The aesthetics committee confirms their intention of being reasonable in their assessments of all site development plans, building plans and plans for alterations, modifications or renovations to buildings or structures and will not unreasonably withhold their required approvals.



WOODMEAD CRESCENT OWNERS ASSOCIATION STANDS

ERF NO.	OWNER / LANDLORD	ERF SIZE
758 & 759	RED Online	2724.15
760 & 761	Vaskem Investments Pty Ltd	3529.73
762	Woodmead Erf 762 Pty Ltd EURO - Technology House	1536.97
763	GFD Dymond	1494.57
764	FFT Propco Pty Ltd	1314.38
765	Zidlaphi Kgomo & Associates	2347.86
RE/766	Serton Prop	9174.13
1/766	Dandoclox Pty Ltd	3492.63
2/766	Klades Properties (Pty) Ltd	4335.32
3/766	Cape Gannet Properties 198 Pty Ltd	885.08
4/766	Griesheimer Properties (Pty) Ltd	1362.07
5/766	Micona Pty Ltd	2273.65
767	Hollyberry Props 42 (Pty) Ltd	1621.77
768	North Star Investment Trust	1627.07
769	FinFit	1658.87
770	20 Saddle Drive Property CC	1690.67
771 & 772	Kervan Development Pty Ltd	3519.13
773 & 774	Amka Skin / Imbalie Beauty	2835.45
775 776 777 778	MMI Group Ltd	5575.50
TOTAL		52999.00



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

LOT AR001

About Woodmead

The Woodmead commercial property enjoys a prime position within Woodmead, one of Sandton's established and well-connected commercial nodes. Situated within the secure Woodmead Office Park, the area is recognised for its mix of corporate premises, business parks, retail amenities and high-income surrounding residential suburbs.

Woodmead benefits from excellent regional connectivity, with convenient access to Woodmead Drive, the M1, N1 and N3 highway network. This strategic location provides easy movement to Sandton, Johannesburg CBD, Midrand, Waterfall, Fourways, Pretoria and the greater Gauteng region, making it a practical base for businesses requiring central access across multiple commercial hubs.

The surrounding area is home to a range of established business parks and commercial properties, catering to small, medium and larger corporate users. Woodmead Office Park itself is an access-controlled environment with landscaped gardens, mature trees and water features, offering a secure and professional setting for occupiers and visitors.

The node is further supported by nearby retail and lifestyle amenities, including Woodmead Retail Park, Woodmead Value Mart and Waterfall Crescent Shopping Centre, together with service stations, public transport options and nearby educational and commercial facilities. These amenities add convenience for staff, clients and visitors.

With its central positioning, strong road access and established commercial reputation, Woodmead remains a sought-after location for businesses seeking secure, accessible and professional premises within the broader Sandton commercial market.



www.parkvillageauctions.co.za



Hettelien: 051 430 2300

Nico Maree: 082 625 4455



C/O R64 & Valencia Road, Waterbron,
Bloemfontein



bloem3@parkvillage.co.za



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

Investment Highlights



Established Woodmead Commercial Location

Strategically positioned within Woodmead Office Park, the property benefits from a secure and established commercial setting in one of Sandton's recognised business nodes. The area offers strong appeal to professional users seeking well-located premises with convenient access to surrounding commercial hubs.



Purpose-Built Commercial Design

The premises comprise a double-storey Grade B+ commercial building with a practical internal layout, including reception areas, private offices, open-plan work areas, boardrooms, kitchenettes, ablutions and supporting utility areas. The internal configuration comprises 46 office / functional rooms, including 39 offices, boardrooms, a printer room, server room and stock room, with kitchens recorded separately from this count. The near H-shaped footprint supports functional movement and flexible business use.



Strong Accessibility and Connectivity

The property enjoys convenient access to Woodmead Drive, the M1, N1 and surrounding arterial routes, providing connectivity to Sandton, Midrand, Waterfall, Fourways, Johannesburg CBD and Pretoria. This accessibility enhances the property's suitability for owner-occupiers, tenants and visiting clients.



Secure Office Park Investment Appeal

Located within an access-controlled office park with landscaped surroundings, basement parking, covered parking and open parking, the property offers a professional environment with long-term leasing and owner-occupation potential. Freeway exposure and possible signage opportunities further support its commercial profile, subject to approvals.



www.parkvillageauctions.co.za



Hettelien: 051 430 2300

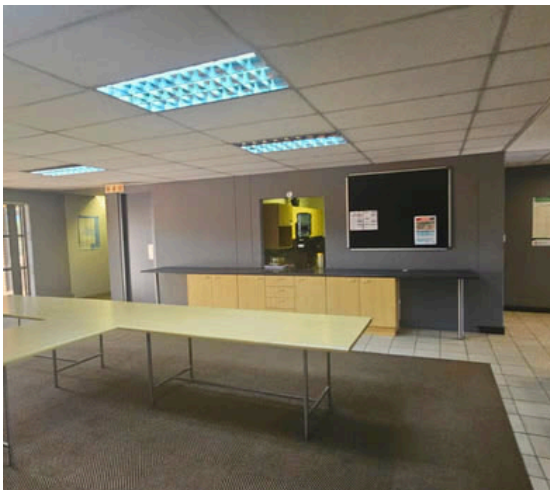
Nico Maree: 082 625 4455



C/O R64 & Valencia Road, Waterbron,
Bloemfontein



bloem3@parkvillage.co.za



www.parkvillageauctions.co.za



Hettelien: 051 430 2300

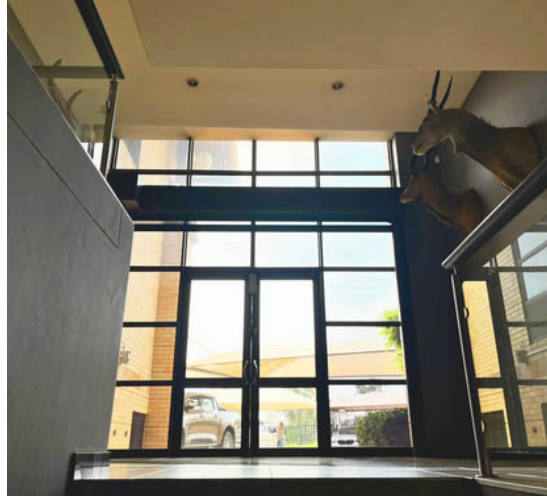
Nico Maree: 082 625 4455



C/O R64 & Valencia Road, Waterbron,
Bloemfontein



bloem3@parkvillage.co.za



www.parkvillageauctions.co.za



Hettelien: 051 430 2300
Nico Maree: 082 625 4455

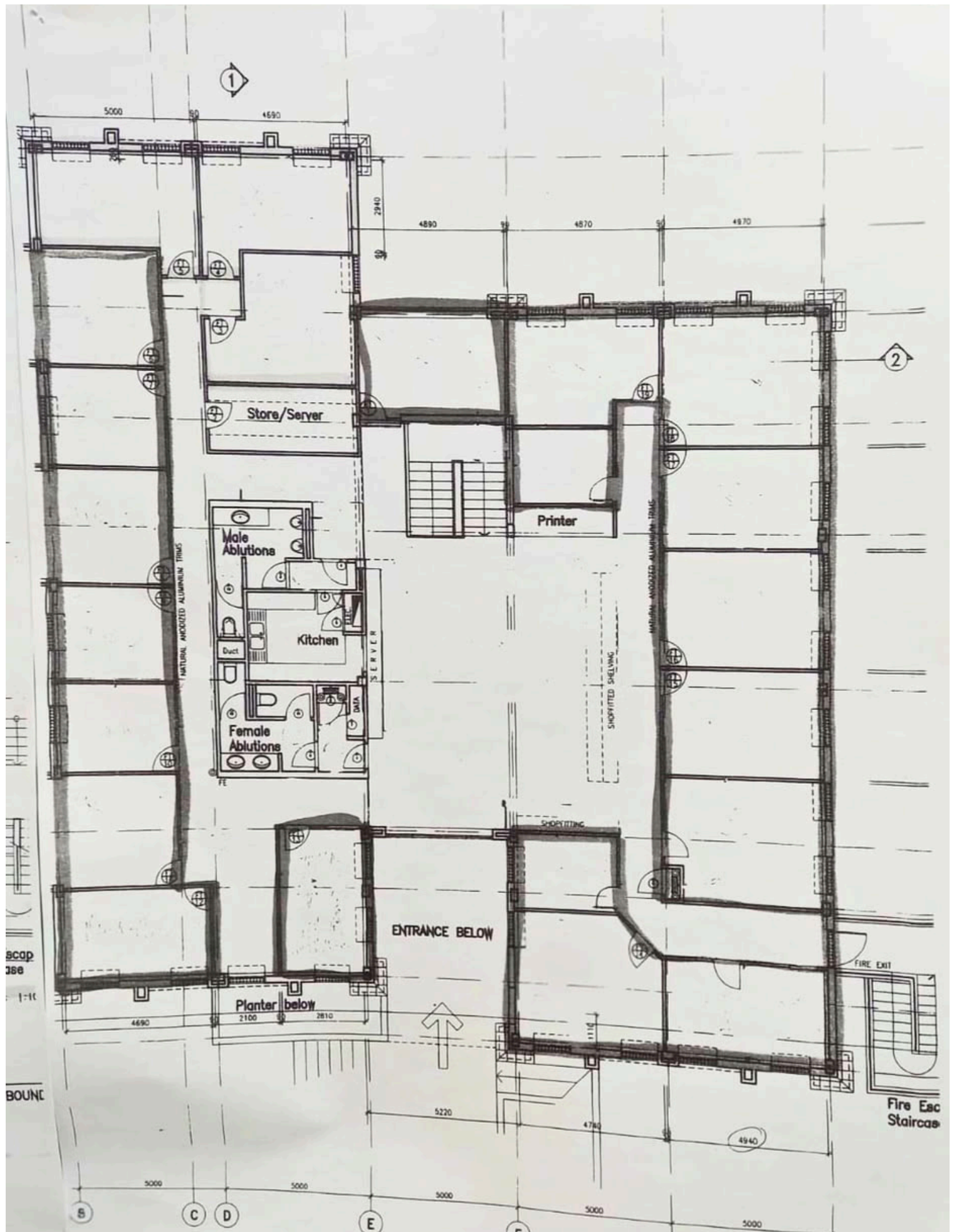


C/O R64 & Valencia Road, Waterbron,
Bloemfontein



bloem3@parkvillage.co.za





www.parkvillageauctions.co.za



Hettelien: 051 430 2300
Nico Maree: 082 625 4455



C/O R64 & Valencia Road, Waterbron,
Bloemfontein



bloem3@parkvillage.co.za



www.parkvillageauctions.co.za



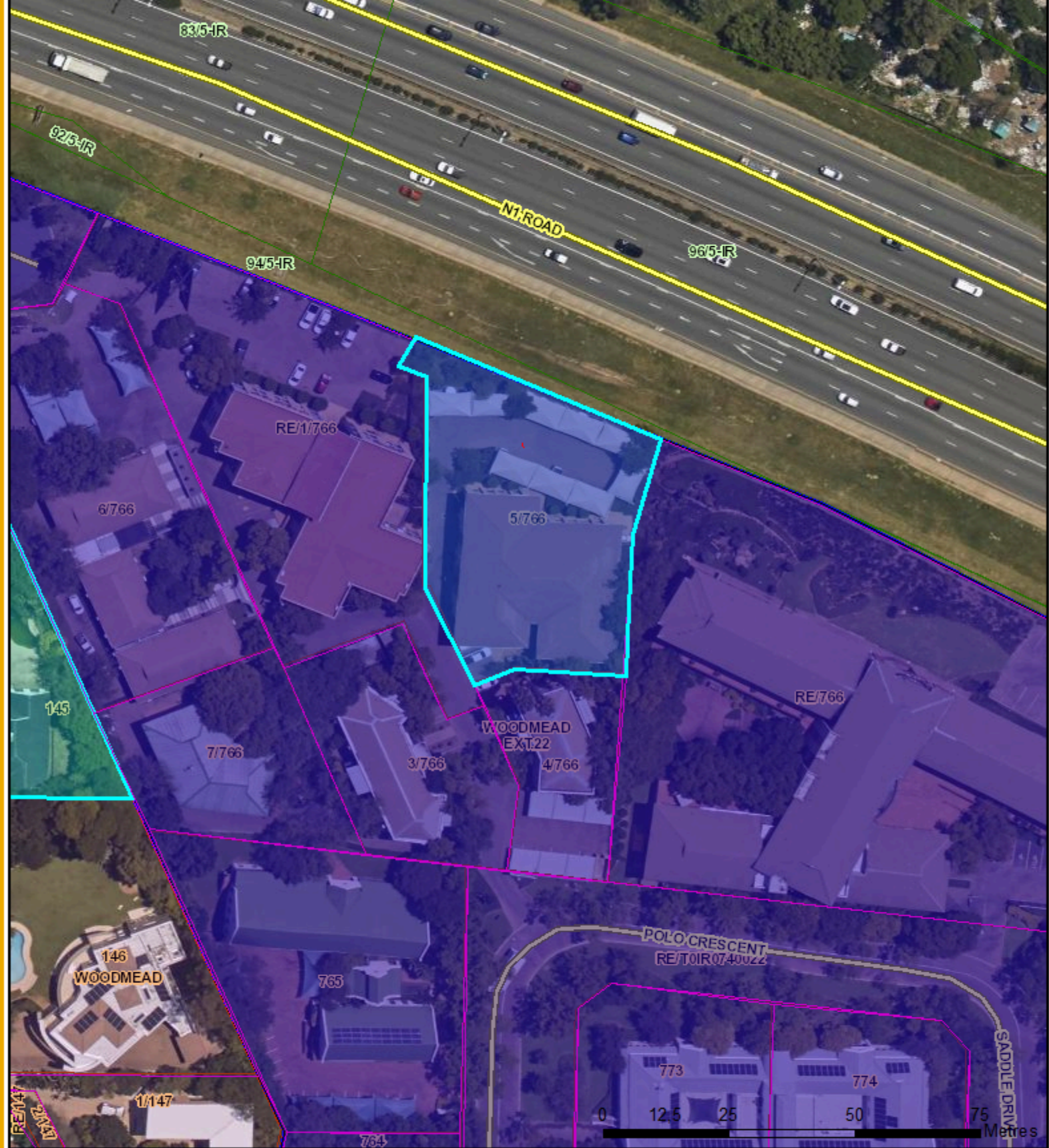
Hettelien: 051 430 2300
Nico Maree: 082 625 4455



C/O R64 & Valencia Road, Waterbron,
Bloemfontein



bloem3@parkvillage.co.za



Map

PREPARED BY:

CGIS GeoLIS

DATE:

02/06/2026

City of Johannesburg
CORPORATE GEO-INFORMATICS

1:1 000



www.parkvillageauctions.co.za



Hettelien: 051 430 2300

Nico Maree: 082 625 4455



C/O R64 & Valencia Road, Waterbron,
Bloemfontein



bloem3@parkvillage.co.za



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers



End — **THANK YOU**

We thank you for taking the time to review this Property Information Pack.

Park Village Auctions is proud to present this commercial opportunity in Woodmead — a well-positioned property offering secure office park appeal, practical building design and strong connectivity within the greater Sandton commercial region.

Our team looks forward to welcoming you to the timed auction process and assisting with any further information or viewing arrangements you may require.

For further inquiries and to schedule a property viewing, please contact us.



www.parkvillageauctions.co.za



Hettelien: 051 430 2300
Nico Maree: 082 625 4455



C/O R64 & Valencia Road, Waterbron,
Bloemfontein



bloem3@parkvillage.co.za