

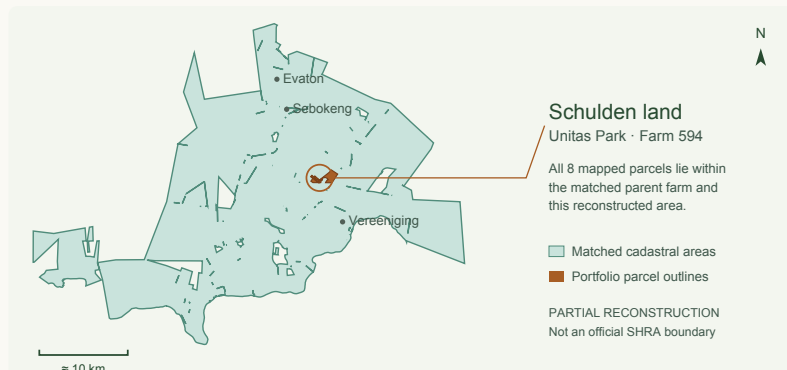
Social & affordable rental housing

A named farm. A meaningful funding route.

Explore a phased rental neighbourhood in Unitas Park. Farm 594-IQ is expressly named in Emfuleni's published social-housing restructuring-zone declaration, creating a credible basis to assess grant-supported development with an experienced housing partner.

A central-eastern position in the reconstructed area

Gazette-based reconstruction. Teal: matched cadastral areas. Ochre: our portfolio.



CSG, 7 Oct 2026: 43 farm references, 25 holdings, 17 township names. Partial whole-cadastral-area reconstruction; urban-boundary scope and remaining entries unresolved. Not an official boundary or eligibility ruling.

Why this could work

The September 2025 declaration gives this opportunity a specific statutory starting point. Qualifying social-rental projects can seek capital support that reduces the amount financed through debt and equity. The next step is to match a suitable parcel, capable operator and viable first phase.

SHRA publishes a standard capital-grant quantum of R426,308 per qualifying unit, subject to project assessment and affordability mix. No grant has been awarded to this land.

Eligible pipeline projects may seek feasibility support of up to R500,000. Application eligibility and approval must precede reliance on that support.

A phased scheme could pair a developer with an accredited social-housing institution or eligible private delivery agent.

Land to explore

Portion 223

Scope to investigate a defined residential phase. Current rights, services and a viable developable footprint need confirmation.

Remainder 224

A possible rental or mixed residential concept; legal extent and planning scope remain unresolved.

Extension 21

A more contained residential proposition. Current-erf zone coverage and registration require confirmation.

Let's shape the first phase

We invite an experienced rental developer or housing institution to screen a first phase with us, starting with parcel confirmation, development costs and an operating plan.

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Evidence & further reading: 1. Gazette 53335 · proclamation pp. 183–186 · 2. SHRA capital-investment criteria · 3. SHRA feasibility support
Screening opportunity, not an approval or funding offer. Confirm current availability.

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What is established

Gazette 53335, Proclamation 288 of 2025, names Farm 594-IQ on printed page 185, without a portion restriction. This strongly supports screening RE221, P223 and RE224.

CSG geometry places all eight mapped portfolio parcels within the named Farm 594 parent and the central-eastern part of our partial gazette reconstruction. This is geographic corroboration, not an eligibility ruling.

Extensions 18, 19 and 21 are not individually listed. Their relationship to the named farm supports an enquiry, not a confirmed current-erf determination.

What to confirm

Obtain written parcel and urban-boundary confirmation. The map reconstructs matched cadastral areas; outstanding entries and any urban-boundary clipping remain unresolved.

Test tenant demand, planning, services and ground constraints. RE221 has additional watercourse and ground-condition concerns.

Agree the applicant, eligible rents and tenant mix, debt and equity. Private delivery agents require at least 20% equity; funding is not automatic.