THE OPPORTUNITY AND TRANSACTION

Erf 5156 · Extension 21

Land sale enquiry · contact Hans for current terms

8.0271 ha · approved consolidation survey; registration unconfirmed

01 What is available

The Extension 21 housing site lies in the Unitas Park / R54 precinct, Vereeniging, Emfuleni, Gauteng. Approved consolidation diagram SG1893/2018 records Erf 5156 at 8.0271 ha, combining Erven 5154 and 5155. This is the gross survey extent, before assessing usable development area. The two components are not additional land to be counted separately.

Approved survey records are held, but completed consolidation registration and current title have not been established. The February 2026 valuation said township promulgation remained outstanding.

02 Why consider this parcel

The main fit is a higher-density residential development, potentially including affordable rental housing. Establishment conditions reproduced in the valuation specify Residential 4 for Erven 5154 and 5155 and require an approved site development plan. Current operative rights and their application to Erf 5156 still need authoritative confirmation; no unit yield is promised.

Social-housing funding warrants screening because the September 2025 restructuring-zone declaration names the historical parent farm, Farm 594 - I.Q. Gauteng Extension 21 is not separately named. Written SHRA/municipal parcel confirmation and project qualification are required before including any grant in an appraisal.

03 Transaction expectations

The objective is a land sale. Request current price guidance and the proposed transaction perimeter directly from Hans. This brief does not publish an asking price.

The exact transferable property, timing and conditions need confirmation once title and township status are checked. No terms for a combined acquisition with other parcels, seller financing or a joint venture are established. Transaction tax treatment and costs should be confirmed against the agreed sale.

Key evidence · physical PDF pages unless stated

Survey SG 1893/2018, sheet 1: SRC-4d0f8b200ead.

2026 valuation and embedded conditions: SRC-0398f7620a32, PDF pp 8, 15-21.

2019 services agreement: SRC-7eb9108baeac, PDF pp 10-16, 40-41; July 2021 electrical letter: SRC-8082304c7474, PDF pp 1-2.

September 2025 restructuring-zone declaration: SRC-984785676a6f, PDF pp 1, 3. Parcel eligibility remains unconfirmed.

EVIDENCE AND THE DECISION TO PROCEED

Erf 5156 · Extension 21

04 Rights and services

Topic	What the records establish	Still to confirm
Title and parcel status	Approved 2018 consolidation survey; 2026 valuation reports promulgation outstanding.	Current title, township proclamation/register and registered consolidation; exact sale description.
Land-use rights	Reproduced conditions specify Residential 4 for 5154/5155, site-plan approval and road building lines.	Current authority-issued conditions, applicable density/design controls and fulfilment of conditions.
Water and sewer	2019 signed agreement requires an internal reservoir/booster and records no bulk sewer for Ext 21 then; upgrades or an authorised package plant were contemplated.	Current allocation, completed works, selected sanitation solution, operating obligations, costs and delivery dates.
Electricity	July 2021 engineer letter records a pending application including 2.73 MVA for Ext 21 and a municipal substation obstacle then.	Present capacity, accepted allocation, connection works, cost and timing; the letter is not today's supply status.
Access, ground and environment	Conditions require a right of way over Portion 171; a 2018 borehole plan cites GeoStable GS0510.	Registered access, full residential ground report, environmental applicability and final stormwater/floodline design.

The 2019 agreement allows review of bulk availability after five years without commencement; it does not state automatic expiry.

05 Matters that could change the decision

Title and transfer: establish the remaining township and consolidation steps and the exact transferable property before committing to a transaction.

Servicing economics: obtain a current, costed sewer/water/electricity programme for the actual residential design.

Buildable residential scheme: confirm lawful access, current controls and residential dolomite suitability before calculating yield. Earlier commercial-only ground support is insufficient.

Subsidy dependence: if the project requires social-housing support, obtain written parcel and project eligibility findings before valuing that benefit.

06 The next step

Contact Hans to discuss the site and price guidance, then scope a focused residential feasibility review covering current title and township status, registered access, the full residential ground report and updated utility responses. Obtain written SHRA screening if the project depends on social-housing support.

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https://schulden.land/land/extension-21

Source dates matter. This brief does not certify current title, rights, capacity or funding.

THE OPPORTUNITY AND TRANSACTION

Portion 223

Availability and terms to be confirmed with Hans

128.1732 ha · gross survey extent; developable area unconfirmed

01 What is available

Portion 223 is the large farm landholding in the Unitas Park / R54 precinct, Vereeniging, Emfuleni, Gauteng. Its 128.1732 ha extent is recorded in approved survey diagram SG7424/2008 and title T2700/2009. This is a gross cadastral area, not a calculation of developable land. The map-derived area differs slightly and should not replace the survey figure.

The parcel is identified historically as Portion 223 of Farm 594 - I.Q. Gauteng, derived from Portion 221. It is distinct from the smaller township sites elsewhere in the portfolio. The current legal description, ownership and availability require confirmation before an offer is documented.

02 Why consider this parcel

The principal opportunity is to investigate a phased housing development across a substantial single holding. This may suit a developer able to establish the planning route, fund infrastructure and test demand phase by phase. Housing is a proposed development direction; no present residential entitlement or unit yield is established by the reviewed records. The 2016 valuation includes an owner description of “farm ground” but supplies no current scheme designation.

A further screening route is social rental housing: the September 2025 restructuring-zone declaration names Farm 594 - I.Q. Gauteng Written confirmation for Portion 223 and an eligible project/delivery structure is still needed. No grant award or parcel eligibility decision is held.

03 Transaction expectations

The objective is a land sale. No current asking price is recorded for this parcel; Ask Hans to confirm the price, availability and terms before a proposal is submitted. A historical valuation is not the seller's present asking price.

Development phasing and acquisition terms are separate decisions. Any staged acquisition or combination with other parcels would need specific agreement. Tax treatment and transaction costs must be confirmed for the agreed transaction.

Key evidence · physical PDF pages unless stated

Survey SG 7424/2008, sheet 1: SRC-fd04716e4e37; historical title: SRC-e17d042264c5, PDF pp 1-2, 12.

2015 Rand Water agreement: SRC-11d0b491c7a5, PDF pp 1-2, 6-7; SG 3561/2017, sheet 1: SRC-d2644e1e662b.

September 2025 restructuring-zone declaration: SRC-984785676a6f, PDF pp 1, 3. Parcel eligibility remains unconfirmed.

EVIDENCE AND THE DECISION TO PROCEED

Portion 223

04 Rights and services

Topic	What the records establish	Still to confirm
Title and parcel status	2008 approved survey; 2009 title and endorsement recording the company-name change to Schulden Properties.	Current deeds search, exact description, endorsements and seller authority.
Land-use rights	2016 valuation and owner housing concept; no current parcel-specific zoning certificate identified.	Current scheme designation, permitted uses and township/phasing approval route.
Water and sewer	2015 Rand Water infrastructure agreement over this parcel. It concerns a servitude, not a supply allocation.	Development water/sewer capacity, connection points, works, cost and delivery programme.
Electricity	No current parcel-specific allocation established in the reviewed collection.	Written capacity, connection route, capital works and timing for a first phase.
Access, ground and environment	Title restrictions, 2015 infrastructure agreement, 2017 servitude survey and related historical ground studies.	Registered servitude alignment, lawful access, K55 implications, usable footprint and ground/environmental scope.

05 Matters that could change the decision

Developable footprint: reconcile servitudes, road reservations, access and applicable ground/environmental constraints before estimating housing capacity. The K55 presentation overlay is illustrative.

First-phase infrastructure: establish a costed, deliverable water, sewer and electricity solution; services arrangements for Extensions 18-21 do not automatically cover Portion 223.

Planning and funding route: confirm current rights and achievable approvals. If social housing is proposed, secure written parcel screening before relying on subsidies.

Commercial fit: agree price expectations and acquisition scope early enough to test a realistic first-phase appraisal.

06 The next step

A prospective buyer should decide whether to commission a first-phase feasibility review. For that review, Hans should arrange a current title/zoning pack, survey and servitude reconciliation, relevant ground reports, preliminary utility confirmations and agreed price guidance. These would let the buyer define a credible development scope before proposing terms.

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https://schulden.land/land/portion-223

Source dates matter. This brief does not certify current title, rights, capacity or funding.

THE OPPORTUNITY AND TRANSACTION

Erf 5152 · Extension 19

Combined retail opportunity · availability and sale perimeter to be confirmed

1.6277 ha · original survey extent; proposed access deduction unresolved

01 What is available

Erf 5152 is the smaller surveyed component of the Extension 19 retail precinct in Unitas Park, Vereeniging, Emfuleni, Gauteng, adjoining the Extension 18 filling-station/trade precinct along the R54 corridor. General Plan SG 737/2019 records 1.6277 ha for this erf. Together, Erven 5152 and 5153 measure 7.0112 ha, excluding township roads. These are surveyed areas, not net developable areas.

This brief identifies one component; it does not offer an independently transferable stand. The June 2020 proclamation requires the two erven to be consolidated. Whether consolidation has been registered, and the current transferable property description, need confirmation. The February 2026 access proposal is not evidence that boundary changes have been registered.

The access proposal leaves 1.4804 ha on Erf 5152 plus 5.3835 ha on Erf 5153, totalling 6.8639 ha. This proposed remainder differs from the original combined survey extent of 7.0112 ha; neither boundary changes nor consolidation registration are confirmed.

02 Why consider this parcel

The principal opportunity is participation in a combined retail development, assessed against an operator's actual space, access and servicing requirements. Historical material evaluates a shopping-centre concept for the combined site. It gives a useful starting point for buyer screening, but does not establish a current approved floor-area entitlement or an independently viable scheme on Erf 5152.

A phased retail scheme could be investigated if current rights, tenant interest and infrastructure support it. The 2021 market study projected catchment growth to 2025; delivered housing, occupied households, competing retail and tenant demand now need a fresh assessment.

03 Transaction expectations

The objective is a land sale. No current asking price for this erf or the combined acquisition is established in the reviewed record. Ask Hans to confirm the sale perimeter, availability and price guidance before a proposal is submitted. Separate sale terms have not been established and must first pass the consolidation/title review. Historic combined valuations have not been apportioned between the erven.

Key evidence · physical PDF pages unless stated

General plan SG 737/2019, sheet 1: SRC-ec01949233c7; 2020 proclamation: SRC-e44caa0610ea, PDF pp 24-27.

February 2026 access proposal: SRC-90767a9ada54, PDF p 1.

2019 services agreement: SRC-7eb9108baeac, PDF pp 3-4, 10-18, 40-41; July 2021 electrical letter: SRC-8082304c7474, PDF pp 1-2.

EVIDENCE AND THE DECISION TO PROCEED

Erf 5152 · Extension 19

04 Rights and services

Topic	What the records establish	Still to confirm
Title and parcel status	SG 737/2019 and Proclamation 48/2020 identify the two erven and required consolidation.	Current deed, owner, endorsements, successor identity and transferable extent.
Land-use rights	The 2020 notice records Amendment Scheme N1314; historic material evaluates retail.	Current scheme map, clauses, permitted uses, development controls and outstanding conditions.
Water and sewer	The signed 2019 agreement sets out developer-installed links and internal works.	Current capacity, connection points, completed works, handover and remaining costs.
Electricity	The July 2021 engineer's letter reports conditional approvals and unresolved bulk supply; the municipal substation section was then nonoperational.	Current allocation, remediation, connection works, energisation and phase-specific costs.
Access, ground and environment	A February 2026 access proposal and 2015 commercial dolomite investigation/CGS comments are held.	Registered access and servitudes, current traffic approval, parcel-specific ground requirements and environmental decision/applicability.

05 Matters that could change the decision

Acquisition perimeter: confirm consolidation status before pursuing a standalone purchase or allocating a price to this component.

Usable layout: The published conditions specifically impose a 3 m sewer servitude on Erf 5152. Its usable layout must also accommodate the proposed access change beside the filling-station site. Registered rights, final access and stormwater requirements may change the development footprint.

Infrastructure commitment: establish the remaining works, cost allocation and programme. The 2019 agreement allows a bulk-availability review after five years without commencement; it is not an automatic expiry provision.

Commercial scale: update the catchment and obtain operator feedback before selecting scheme size or phase timing.

06 The next step

The buyer's first decision is whether to assess the combined Extension 19 opportunity. Request one coordinated review with Hans, the conveyancer, planner and engineer covering the current title/consolidation record, scheme controls, access drawing and current service-capacity/cost schedule. Hans should first confirm availability and a single transaction perimeter.

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https://schulden.land/land/erf-5152

Source dates matter. This brief does not certify current title, rights, capacity or funding.

THE OPPORTUNITY AND TRANSACTION

Erf 5153 · Extension 19

Combined retail opportunity · availability and sale perimeter to be confirmed

5.3835 ha · original survey extent; part of required consolidation

01 What is available

Erf 5153 is the larger surveyed component of the Extension 19 retail precinct in Unitas Park, Vereeniging, Emfuleni, Gauteng, adjoining the Extension 18 filling-station/trade precinct along the R54 corridor. General Plan SG 737/2019 records 5.3835 ha for this erf. Together, Erven 5152 and 5153 measure 7.0112 ha, excluding township roads. These are surveyed areas, not net developable areas.

This brief identifies one component; it does not offer an independently transferable stand. The June 2020 proclamation requires the two erven to be consolidated. Whether consolidation has been registered, and the current transferable property description, need confirmation. The February 2026 access proposal is not evidence that boundary changes have been registered.

The access proposal leaves 1.4804 ha on Erf 5152 plus 5.3835 ha on Erf 5153, totalling 6.8639 ha. This proposed remainder differs from the original combined survey extent of 7.0112 ha; neither boundary changes nor consolidation registration are confirmed.

02 Why consider this parcel

The principal opportunity is participation in a combined retail development, assessed against an operator's actual space, access and servicing requirements. Historical material evaluates a shopping-centre concept for the combined site. It gives a useful starting point for buyer screening, but does not establish a current approved floor-area entitlement or an independently viable scheme on Erf 5153.

A phased retail scheme could be investigated if current rights, tenant interest and infrastructure support it. The 2021 market study projected catchment growth to 2025; delivered housing, occupied households, competing retail and tenant demand now need a fresh assessment.

03 Transaction expectations

The objective is a land sale. No current asking price for this erf or the combined acquisition is established in the reviewed record. Ask Hans to confirm the sale perimeter, availability and price guidance before a proposal is submitted. Separate sale terms have not been established and must first pass the consolidation/title review. Historic combined valuations have not been apportioned between the erven.

Key evidence · physical PDF pages unless stated

General plan SG 737/2019, sheet 1: SRC-ec01949233c7; 2020 proclamation: SRC-e44caa0610ea, PDF pp 24-27.

February 2026 access proposal: SRC-90767a9ada54, PDF p 1.

2019 services agreement: SRC-7eb9108baeac, PDF pp 3-4, 10-18, 40-41; July 2021 electrical letter: SRC-8082304c7474, PDF pp 1-2.

EVIDENCE AND THE DECISION TO PROCEED

Erf 5153 · Extension 19

04 Rights and services

Topic	What the records establish	Still to confirm
Title and parcel status	SG 737/2019 and Proclamation 48/2020 identify the two erven and required consolidation.	Current deed, owner, endorsements, successor identity and transferable extent.
Land-use rights	The 2020 notice records Amendment Scheme N1314; historic material evaluates retail.	Current scheme map, clauses, permitted uses, development controls and outstanding conditions.
Water and sewer	The signed 2019 agreement sets out developer-installed links and internal works.	Current capacity, connection points, completed works, handover and remaining costs.
Electricity	The July 2021 engineer's letter reports conditional approvals and unresolved bulk supply; the municipal substation section was then nonoperational.	Current allocation, remediation, connection works, energisation and phase-specific costs.
Access, ground and environment	A February 2026 access proposal and 2015 commercial dolomite investigation/CGS comments are held.	Registered access and servitudes, current traffic approval, parcel-specific ground requirements and environmental decision/applicability.

05 Matters that could change the decision

Acquisition perimeter: confirm consolidation status before pursuing a standalone purchase or allocating a price to this component.

Usable layout: The larger site should be assessed with Erf 5152: that adjoining component carries the specifically identified 3 m sewer servitude and sits within the access-reconfiguration context. Registered rights, final access and stormwater requirements may change the development footprint.

Infrastructure commitment: establish the remaining works, cost allocation and programme. The 2019 agreement allows a bulk-availability review after five years without commencement; it is not an automatic expiry provision.

Commercial scale: update the catchment and obtain operator feedback before selecting scheme size or phase timing.

06 The next step

The buyer's first decision is whether to assess the combined Extension 19 opportunity. Request one coordinated review with Hans, the conveyancer, planner and engineer covering the current title/consolidation record, scheme controls, access drawing and current service-capacity/cost schedule. Hans should first confirm availability and a single transaction perimeter.

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https://schulden.land/land/erf-5153

Source dates matter. This brief does not certify current title, rights, capacity or funding.

THE OPPORTUNITY AND TRANSACTION

Remainder of Portion 224

Availability and terms to be confirmed with Hans

Approximately 17.7 ha · GIS; current legal extent unresolved

01 What is available

Remainder of Portion 224 lies in Unitas Park, Vereeniging, Emfuleni, Gauteng, around the Extension 18-21 precinct. It is approximately 17.7 ha: historical subdivision arithmetic gives 17.6880 ha, while the cadastral GIS reports 17.729841 ha. Neither settles the current title extent; the difference needs surveyor and deeds reconciliation. Confirm the current registered property description.

This brief concerns the remainder, not the original 35.5415 ha parent. Extensions 20 and 22-24 are development records associated with this land, not additional sale parcels to add to its area. Extension 20 is owner-confirmed unproclaimed; the later proposals need reconciliation against the remainder.

02 Why consider this parcel

The clearest starting proposition is a phased residential and education development. A November 2020 layout proposes three Residential 4 blocks totalling 6.2301 ha, an education component of 3.2569 ha and existing roads. It provides a concrete starting point for a housing developer and school or skills-campus operator, but does not establish current development rights or market demand.

Student accommodation is an alternative use case for part of the site, subject to an operator, campus-specific demand, practical transport and accreditation. Institutional/healthcare and service-industry components appear in separate township records. These require their own current planning and operating confirmations; neither student beds nor an operational hospital is promised.

03 Transaction expectations

The objective is a land sale. No current asking price or standalone valuation for this remainder was located in the reviewed commercial record. A quotation, availability and the exact land included require confirmation from Hans before a proposal is submitted. Whether the transaction should be standalone or combined with another parcel has not been established. No financing or partnership terms are offered in this brief.

Key evidence · physical PDF pages unless stated

2020 planner's proposal: SRC-cf9fa55ed3e2, PDF pp 1-4; housing/education layout: SRC-0678ddb8ad4d, PDF p 1.

2015 commercial ground comments: SRC-f3862bde0924, PDF pp 1-3. Residential suitability is not established.

2019 services agreement: SRC-7eb9108baeac, PDF pp 3-4, 40-41; July 2021 electrical letter: SRC-8082304c7474, PDF pp 1-2. Scope is Extensions 18-21.

EVIDENCE AND THE DECISION TO PROCEED

Remainder of Portion 224

04 Rights and services

Topic	What the records establish	Still to confirm
Title and parcel status	Historical survey deductions; a 2020 planner's proposal refers to T2701/2009.	Current deed, endorsements, seller authority and reconciled extent.
Land-use rights	The 2020 proposal records Agricultural zoning and requests Residential 4. Separate Ext 22-24 conditions/layouts are held.	Current scheme certificate, operative decisions, completed conditions and exact site coverage.
Water and sewer	A 2018 civil report and signed 2019 agreement cover Extensions 18-21, with required works and treatment considerations.	Applicability to this remainder and new uses; current capacity, costs, works and agreement status.
Electricity	July 2021 correspondence records conditional township approvals and a municipal substation impediment.	Current connection offer, available capacity and delivery costs/timing for the proposed phase.
Access, ground and environment	The 2020 layout marks no-access edges; the 2015 dolomite study concerns a historical commercial scheme.	Lawful access, use-specific ground clearance, current environmental scope and buildable footprint.

05 Matters that could change the decision

Land and occupation: reconcile deductions and proposal boundaries before pricing usable land. A 2013 residence-permission letter is held; the underlying agreement and present occupation require review.

Ground suitability: commercial dolomite conclusions are conditional and do not authorise residential development. Confirm coverage, intended-use suitability and foundation requirements before adopting a layout or yield.

Services and access: obtain a costed first-phase solution and lawful entrance. Nearby infrastructure and older township agreements do not demonstrate a connection available today.

Operator and demand: test housing absorption and any education or student operator's requirements before fixing the use mix; no grant, campus placement or healthcare demand is assumed.

06 The next step

A prospective buyer should decide whether to undertake a joint site-and-records review for one defined first phase. For that review, the owner should arrange the current title and zoning pack, survey reconciliation, occupation schedule and updated professional services/access position.

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https://schulden.land/land/remainder-224

Source dates matter. This brief does not certify current title, rights, capacity or funding.

THE OPPORTUNITY AND TRANSACTION

Remainder of Portion 221

Availability and terms to be confirmed with Hans

24.6281 ha survey / 23.6735 ha GIS · current extent unresolved

01 What is available

Remainder of Portion 221 is land along R54 in Unitas Park, Vereeniging, Emfuleni, Gauteng. The historical survey deduction sheet records 24.6281 ha; the cadastral GIS reports 23.673507 ha. The current title extent remains unresolved. Confirm the current deed description and ownership.

The historical 339.4328 ha parent is not this remainder. A recorded 3,299 m² servitude is a restriction-related area over the remainder, not another sale parcel or an explanation of the extent discrepancy.

02 Why consider this parcel

The most defensible proposition to investigate is a managed landscape and outdoor-recreation property, potentially supporting the wider neighbourhood. A held sports concept identifies open space, trails and sports facilities, but also shows the local watercourse and flood lines crossing the proposal. Its drawings are a starting point for assessment, not proof that the facilities are safe or approved.

A specialist roadside-advertising operator could separately assess a limited signage footprint. No installation position, audience, consent, rental or operator offer has been established. Both propositions depend on identifying suitable ground and access. Flood/wetland exposure and owner-reported undermining are material constraints, including for uses with few buildings.

03 Transaction expectations

The objective is a land sale. No current asking price or parcel valuation was located in the reviewed commercial record; Ask Hans to confirm availability and any quotation before a proposal is submitted. A signage ground lease has been raised as an alternative concept, with no agreed terms or rental. Whether a sale would be standalone or combined with other land is not established.

Value depends on usable area and operating obligations; the sports concept supports no promised yield or income.

Key evidence · physical PDF pages unless stated

Survey deductions, SG 7422/2008 sheet 3: SRC-359e153ca9fa; historical parent title: SRC-7011dc81addd, PDF pp 2-3, 13.

Servitude SG 4555/2011, sheet 1: SRC-2be5919cffb2.

Undated sports/floodline concept: SRC-446bdad5c284, PDF p 1; undated owner-supplied wetland image: SRC-b843cee5a6a6. Neither is a current hydraulic or stability certification.

EVIDENCE AND THE DECISION TO PROCEED

Remainder of Portion 221

04 Rights and services

Topic	What the records establish	Still to confirm
Title and parcel status	Historical parent title T2698/2009, deduction sheet and SG4555/2011 servitude diagram.	Current remainder title, seller authority, endorsements, extent and servitude terms.
Land-use rights	A sports concept and later signage opportunity brief are held. Neither establishes operative zoning or consent.	Current scheme certificate and permissible uses; approvals for the selected activity.
Water and sewer	The held 2018 civil report and 2019 services agreement concern Extensions 18-21. They do not establish a RE221 allocation.	Site-specific requirements, connection availability, drainage solution and cost.
Electricity	The July 2021 township supply letter concerns Extensions 18-21, not a dedicated RE221 connection.	Whether the selected use needs supply and, if so, its connection terms and timing.
Access, ground and environment	Road frontage, flood annotations, wetland image and owner-reported undermining; related historical geotechnical reports are held.	Lawful entrance, servitude restrictions, verified flood/wetland limits and parcel-specific stability.

05 Matters that could change the decision

Safe usable area: recover the underlying hydraulic and wetland studies and investigate mining/ground stability. Delineate where the proposed activity, parking, foundations and maintenance access can safely occur. Low building intensity alone is insufficient.

Title and access: reconcile the roughly one-hectare survey/GIS difference and obtain operative servitude instruments. Road frontage does not establish an authorised entrance or advertising position.

Planning and environmental acceptability: obtain a written professional assessment of the chosen activity and required decisions. Do not cost the concept's field raising, embankments or buildings as approved works.

Commercial fit: identify a credible operator and test actual demand, costs and management responsibilities. No sports income or signage rental is evidenced.

06 The next step

A buyer should decide whether the landscape/recreation proposition warrants a specialist feasibility review. The owner should first assemble current title and zoning records, original flood/wetland material, mining information and an access/servitude plan so the review can define a usable footprint.

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https://schulden.land/land/remainder-221

Source dates matter. This brief does not certify current title, rights, capacity or funding.

THE OPPORTUNITY AND TRANSACTION

Erf 5151 · Extension 18

Under offer · owner report, 17 September 2026

0.7436 ha · original whole erf; proposed remainder extent unconfirmed

01 What is available

Erf 5151 is the builder's-yard site within Unitas Park Extension 18, Vereeniging, Emfuleni, Gauteng, beside the filling-station and Extension 19 retail precinct on the R54 corridor. General Plan SG 1891/2018 records 7,436 m² (0.7436 ha) for the original erf. This is the surveyed area before any subsequently registered access changes, not a net buildable area.

The owner reported the property under offer on 17 September 2026. This pack provides status and background only; it is not an invitation to pursue a competing transaction. Further buyer screening depends on Hans confirming that the existing transaction permits it. The neighbouring filling-station Erf 5150 is owner-reported sold and excluded.

02 Why consider this parcel

If available again, the site merits screening by a builder's-yard or building-materials operator seeking a smaller trade property within the wider commercial precinct. The 2017 valuation describes commercial/builder's-yard use and the 2018 electrical report identifies a Special: Builder's Yard stand. These are dated documentary descriptions; obtain the current scheme clauses before confirming the precise permitted operation or building envelope.

Its relationship to the filling-station and retail sites may be commercially relevant, but their presence does not establish customer volumes or shared access rights. A practical operator assessment should test delivery-vehicle movements, outdoor storage, setbacks and loading against the final property layout.

03 Transaction expectations

The portfolio objective is a land sale, subject here to the existing offer. No current offer amount or asking price is established in the reviewed material. If Hans releases the property for further discussion, he should reconfirm availability, transaction perimeter and price guidance before a proposal is submitted. The transaction perimeter must exclude the sold filling-station site. The historical valuation is not presented as today's price.

Key evidence · physical PDF pages unless stated

General plan SG 1891/2018; 2020 proclamation: SRC-e44caa0610ea, PDF pp 19, 22-23.

February 2026 access proposal: SRC-90767a9ada54, PDF p 1.

2019 services agreement: SRC-7eb9108baeac, PDF pp 3-4, 10-18, 40-41; July 2021 electrical letter: SRC-8082304c7474, PDF pp 1-2.

EVIDENCE AND THE DECISION TO PROCEED

Erf 5151 · Extension 18

04 Rights and services

Topic	What the records establish	Still to confirm
Title and parcel status	SG 1891/2018 identifies Erf 5151; Proclamation 47/2020 declares Extension 18 approved.	Current title, owner, endorsements, transfer stage and any altered erf identity/extent.
Land-use rights	Builder's-yard use is recorded in 2017/2018 documents; the 2020 notice records Amendment Scheme N1232.	Current scheme map, clauses, use limitations, building controls and outstanding conditions.
Water and sewer	The signed 2019 agreement specifies developer-installed works; the 2020 conditions impose a 3 m sewer servitude on this erf.	Current connection capacity, completed installations, handover and outstanding obligations.
Electricity	The 2018 report estimates 40 kVA for Erf 5151; July 2021 correspondence reports approval of a temporary 180 kVA connection for Extension 18.	Actual connection/energisation, permanent allocation and current supply arrangements; neither figure proves supply today.
Access, ground and environment	February 2026 access-change drawing and 2015 commercial dolomite/CGS evidence are held.	Approved/registered deductions and access, usable layout, applicable ground precautions and environmental decision/scope.

05 Matters that could change the decision

Availability: obtain Hans's express confirmation that the existing offer allows a new discussion before involving a buyer.

Final footprint and access: establish how the proposed subdivisions for the neighbouring filling station affect Erf 5151; account for the sewer servitude and stormwater requirements.

Operator fit: confirm the exact builder's-yard rights and reconcile loading, storage and ground-design requirements with the chosen operation.

Servicing cost and timing: distinguish the historic temporary power arrangement from current supply, and price the remaining water, sewer and electricity works. The 2019 agreement permits a bulk-availability review after five years without commencement, not automatic expiry.

06 The next step

Confirm the existing transaction status with Hans. If the property becomes available, arrange a conveyancer/planner check of current title, access changes and operative scheme controls, plus an engineer’s current service-status and cost schedule. An operator can then assess a clearly defined site.

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https://schulden.land/land/erf-5151

Source dates matter. This brief does not certify current title, rights, capacity or funding.