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