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.

Hans van Heerden · 082 881 9360 · hans@schulden.land

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

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