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

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