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.