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