THE OPPORTUNITY AND TRANSACTION

Remainder of Portion 224

Availability and terms to be confirmed with Hans

Approximately 17.7 ha · GIS; current legal extent unresolved

01 What is available

Remainder of Portion 224 lies in Unitas Park, Vereeniging, Emfuleni, Gauteng, around the Extension 18-21 precinct. It is approximately 17.7 ha: historical subdivision arithmetic gives 17.6880 ha, while the cadastral GIS reports 17.729841 ha. Neither settles the current title extent; the difference needs surveyor and deeds reconciliation. Confirm the current registered property description.

This brief concerns the remainder, not the original 35.5415 ha parent. Extensions 20 and 22-24 are development records associated with this land, not additional sale parcels to add to its area. Extension 20 is owner-confirmed unproclaimed; the later proposals need reconciliation against the remainder.

02 Why consider this parcel

The clearest starting proposition is a phased residential and education development. A November 2020 layout proposes three Residential 4 blocks totalling 6.2301 ha, an education component of 3.2569 ha and existing roads. It provides a concrete starting point for a housing developer and school or skills-campus operator, but does not establish current development rights or market demand.

Student accommodation is an alternative use case for part of the site, subject to an operator, campus-specific demand, practical transport and accreditation. Institutional/healthcare and service-industry components appear in separate township records. These require their own current planning and operating confirmations; neither student beds nor an operational hospital is promised.

03 Transaction expectations

The objective is a land sale. No current asking price or standalone valuation for this remainder was located in the reviewed commercial record. A quotation, availability and the exact land included require confirmation from Hans before a proposal is submitted. Whether the transaction should be standalone or combined with another parcel has not been established. No financing or partnership terms are offered in this brief.

Key evidence · physical PDF pages unless stated

2020 planner's proposal: SRC-cf9fa55ed3e2, PDF pp 1-4; housing/education layout: SRC-0678ddb8ad4d, PDF p 1.

2015 commercial ground comments: SRC-f3862bde0924, PDF pp 1-3. Residential suitability is not established.

2019 services agreement: SRC-7eb9108baeac, PDF pp 3-4, 40-41; July 2021 electrical letter: SRC-8082304c7474, PDF pp 1-2. Scope is Extensions 18-21.

EVIDENCE AND THE DECISION TO PROCEED

Remainder of Portion 224

04 Rights and services

Topic	What the records establish	Still to confirm
Title and parcel status	Historical survey deductions; a 2020 planner's proposal refers to T2701/2009.	Current deed, endorsements, seller authority and reconciled extent.
Land-use rights	The 2020 proposal records Agricultural zoning and requests Residential 4. Separate Ext 22-24 conditions/layouts are held.	Current scheme certificate, operative decisions, completed conditions and exact site coverage.
Water and sewer	A 2018 civil report and signed 2019 agreement cover Extensions 18-21, with required works and treatment considerations.	Applicability to this remainder and new uses; current capacity, costs, works and agreement status.
Electricity	July 2021 correspondence records conditional township approvals and a municipal substation impediment.	Current connection offer, available capacity and delivery costs/timing for the proposed phase.
Access, ground and environment	The 2020 layout marks no-access edges; the 2015 dolomite study concerns a historical commercial scheme.	Lawful access, use-specific ground clearance, current environmental scope and buildable footprint.

05 Matters that could change the decision

Land and occupation: reconcile deductions and proposal boundaries before pricing usable land. A 2013 residence-permission letter is held; the underlying agreement and present occupation require review.

Ground suitability: commercial dolomite conclusions are conditional and do not authorise residential development. Confirm coverage, intended-use suitability and foundation requirements before adopting a layout or yield.

Services and access: obtain a costed first-phase solution and lawful entrance. Nearby infrastructure and older township agreements do not demonstrate a connection available today.

Operator and demand: test housing absorption and any education or student operator's requirements before fixing the use mix; no grant, campus placement or healthcare demand is assumed.

06 The next step

A prospective buyer should decide whether to undertake a joint site-and-records review for one defined first phase. For that review, the owner should arrange the current title and zoning pack, survey reconciliation, occupation schedule and updated professional services/access position.

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