

# PROPERTY INFORMATION PACK



# PARK VILLAGE AUCTIONS

*Trusted by banks, respected by buyers*

## MAJESTIC SILVER TRADING 275 (PTY) LTD

Portion 11 of 8 Erf 2 Highveld, Centurion,  
Pretoria, Gauteng Province

situated at

Number 1 Pieter Street, Highveld  
Techno Park, Centurion, Pretoria

FOR MORE INFORMATION PLEASE CONTACT:

**Jaco du Toit**

Contact details: 011 789 4375 // 082 798 9476

E-mail: [jaco@parkvillage.co.za](mailto:jaco@parkvillage.co.za)



Director / Principle Agent : Clive Lazarus

Invitation to Submit Offers | **Closing Friday 28 November, 2025 at 14h00**

Deposit Payment and FICA Documentation is required with your Submission of Offer

[www.parkvillage.co.za](http://www.parkvillage.co.za) / [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za)

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## DISCLAIMER

Whilst all reasonable care has been taken to provide accurate information, neither the Agent nor the Seller/s guarantee the accuracy of the information and neither will be held liable for any loss or damages resulting from any errors or omissions in the information herein provided, whether due to the negligence or otherwise of Park Village Auctions or the Sellers or any other person.

**PLEASE NOTE:** The Seller reserves the right to accept any offer during the offer period and, without further notice, withdraw the property from the sale.

**CONDITIONS OF SALE:**

**Deposit:** 10% of the Purchase Price payable into the Agents' Trust Account on Acceptance of the Offer

**Commission:** Buyer's Commission of 5% plus VAT payable into the Agents' Trust Account on Acceptance of the Offer

**Offer Acceptance Period:** The Offer remains valid and open for acceptance by the Seller for a period of 21 business days from date of submission of the Offer. The Seller reserves the right to accept or not any Offer submitted.

**Arrear Rates & Taxes:** The Seller to settle any arrear municipal charges and outstanding levies.

**Occupation:** Date of Registration of Transfer

**Risk, Control & Insurance:** The sole risk and control and benefit in and to the property shall, unless otherwise agreed in writing and signed by both parties, pass to the Purchaser on the date of registration of transfer into the Purchaser's name and from that date, the Purchaser shall be liable for all imposts levied on the property, inclusive of and without limiting the generality hereof, all municipal rates and taxes, licences and other official and/or municipal and consumable charges.

**FOR MORE INFORMATION PLEASE CONTACT:**

Jaco du Toit

Contact details: 011 789 4375 // 082 798 9476

E-mail: [auctions@parkvillage.co.za](mailto:auctions@parkvillage.co.za)

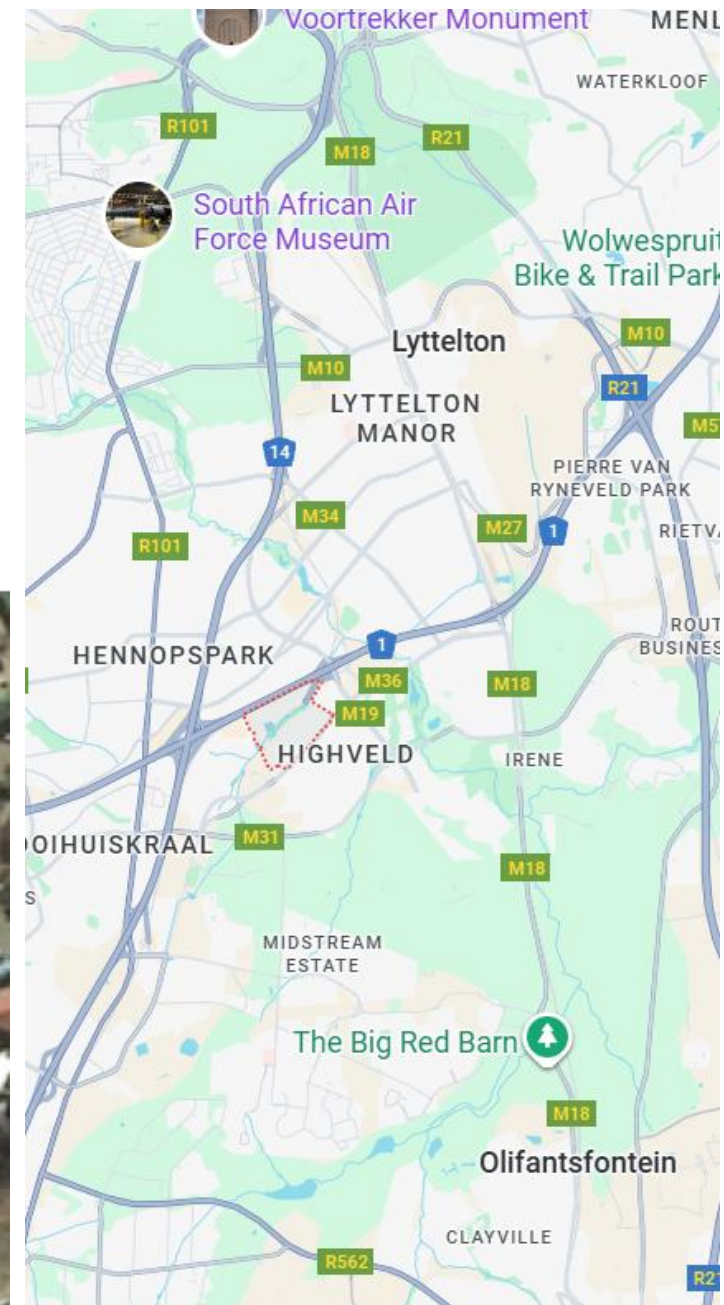
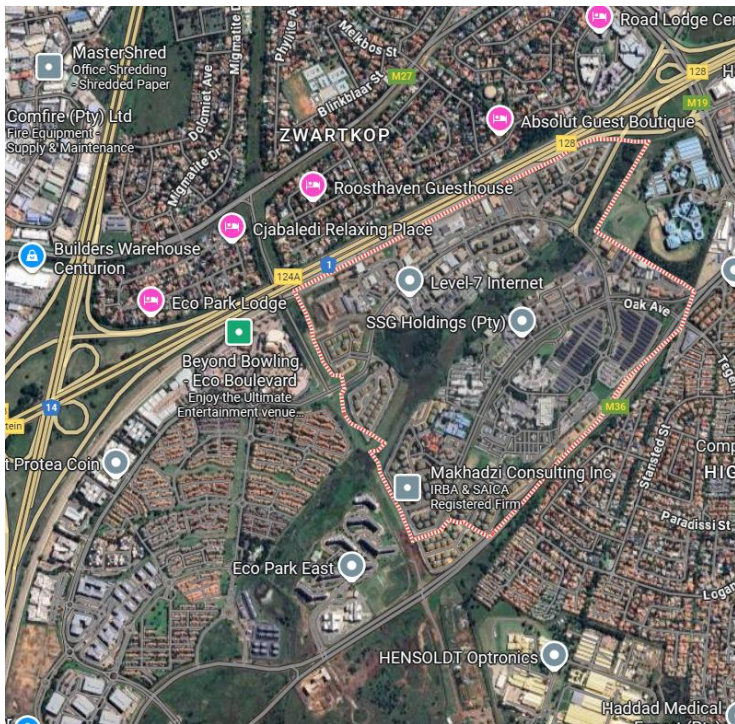
## LOCALITY:

**Property Address:** Number 1 Pieter Street, Highveld Techno Park, Centurion

**GPS co-ordinates:** -25.871077, 28.186941

**City & Province:** Pretoria, Gauteng Province

**Location:** Highveld Techno Park is a fairly recently established business node situated to the Southwest of the Centurion CBD, South of the N1 Highway just off John Vorster Drive with all amenities of necessity within a short driving distance.



**TITLE DEED INFORMATION:**

**Registered Description:** Portion 11 of Erf Number 2 Highveld, District of the City of Tshwane Metropolitan Municipality, JR, Gauteng Province

**Title Deed Number:** T7730/2020

**Registered Extent:** 3 309 m<sup>2</sup>

**Bond:** Absa Bank Ltd in the amount of R 118 000 000 (One Hundred and Eighteen Million Rand) – Endorsement Number: B5237/2020 (Bond)

And

Absa Bank Ltd in the amount of R 55 000 000 (Fifty-Five Million Rand) – Endorsement Number: B6210/2021 (Bond)

**Endorsement:** As per the Title Deed, subject to a 2-Metre-wide Servitude for Municipal purpose along any boundary other than a Street boundary.



**NUMBER 1 PIETER STREET, HIGHVEL TECHNO PARK, CENTURION ,  
PRETORIA**

**THE STAND:**

**Layout & Topography:**

The stand is roughly rectangular in proportion with the shorter perimeter having street frontage onto Pieter Street. The topography of the stand is fairly even with a slight incline from the front of the property towards the back of the stand.

**Servitudes:**

The stand is subject to a 2-Metre-wide Servitude for Municipal purpose along any boundary other than a Street boundary.

For detailed information on the Servitude Areas refer to Surveyor General Diagram SG No. 6857/1998.



**THE IMPROVEMENTS:**

**The Office Building & Outbuildings:**

The property has been improved with a free-standing, double storey office building of face-brick walling fitted with aluminium framed glazing under pitched and tile roofing structure.

The building offers good B Grade quality office accommodation, comprising a reception, private and open plan offices, boardroom, lab workshop, kitchen, storerooms and cloakrooms with the outbuildings comprising a guard house and dry-refuse disposal area.

Flooring: Carpet tiles, ceramic floor tiles

Walling: Plastered and panted brick walling, ceramic wall tiles, dry-wall partitioning

Ceiling: Suspended ceilings and painted ceiling board

**ESTIMATED EXTENT OF IMPROVEMENTS:**

**Gross Building Area (GBA):**

1 879 m<sup>2</sup>

**Estimated Lettable Area (GLA):**

1 871 m<sup>2</sup>

### INTERNAL FITTINGS & FIXTURES:

- Security Alarm Systems
- Central and Split-unit conditioning
- Fire Fighting Equipment
- Standard sanitaryware in the staff cloakrooms
- Back-up Diesel Generator

### ELECTRICAL INSTALLATION:

The electrical installation appears to comply with Municipal regulations with the supply via the City of Tshwane Metropolitan Municipality.

The property is fitted with a 3-Phase electrical installation.

### STAFF AND CUSTOMER PARKING:

Situated at the front of the building are steel framed under domed IBR roof sheeting carport structures providing covered parking for around Fifty-Nine (59) vehicles with a further Eight (8) open parking bays.

### SURFACE AREAS:

The driveways and parking areas are brick paved with cement side curbing. The walkways around the building is brick paved with established trees, shrubs and flowerbeds, currently being well maintained.



### BOUNDARY:

The property is bound by face brick walling and steel palisade fencing approximately 2.1 Metres with driveway access from Pieter Street.

### PHYSICAL CONDITION:

The improvements appear to be in good physical condition with no apparent major structural defects, currently being well maintained.

### OCCUPANCY & LEASE INFORMATION:

The portion of the building is tenanted.

**Please Note:** While the property is sold with the existing Lease, the Seller does not guarantee the Lease income nor vacant occupation of the building.

## LEASE AGREEMENT:

Lease in respect of Portion 11 of Erf 2 situated at Number 1 Pieter Street, Highveld Technopark, Centurion

Lease Start: 01 October 2023  
Initial Period: 3 Years  
Area Leased: 1 800 m<sup>2</sup>

Initial Building Rental: R 90 000.00  
Initial Parking Rental: 59 covered and 8 open bays included in Building Rental  
Rental Escalation: 6% p.a.

Lessee's Operating Cost: R 54 000.00\*  
Escalation: 6% p.a.

*\*Includes external building insurance, external building maintenance, 24-Hour Security at Entrance gate, external cleaning and garden services, management fee, rates and waste management*

|       |                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A.4.2 | <b>Commencing:</b>                 | <b>1 OCTOBER 2023</b><br>(The commencement date is subject to the lease agreement being signed by both parties).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| A.4.3 | <b>Terminating:</b>                | <b>30 SEPTEMBER 2026</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| A.5   | <b>Renewal</b>                     | <p>On expiry of the initial period of this lease as provided for in paragraph A.4 above, the lease shall be deemed to have been renewed for a further 1 (one) year period on the same terms and conditions as recorded in this agreement with the escalations in rentals, operating costs and parking bay costs, as determined in this agreement with the initial monthly rentals and costs from 1 October 2026 being the rentals and costs as charged for the month of 30 September 2026 plus the escalations which will come into effect on 1 October 2024.</p> <p>In the event of the lessee electing not to renew this lease, it shall be obliged to give the lessor written notice hereof by no later than 30 June 2026 and failing such notice it shall be deemed to have agreed to a renewal of the lease as provided for above.</p> |
| A.6   | <b>Rentals and Operating costs</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| A.6.1 |                                    | <b>Premises Rental:</b> R 90 000.00 per month (R50.00 p/m <sup>2</sup> x 1800m <sup>2</sup> ) in advance, for the first year of the lease period from 1 October 2023. The premises rental will then be adjusted on the first day of October 2024 and every subsequent year on the first day of July of the lease period, and such adjustments shall be 6% (six percent) of the premises rental compound per annum.                                                                                                                                                                                                                                                                                                                                                                                                                          |
| A.6.2 |                                    | <b>Parking Bay Rental: Included:</b> 59 x covered and 8 x uncovered parking bays.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

**MUNICIPAL INFORMATION:**

**MUNICIPAL VALUATION:**

Land & Improvements: R 20 000 000.00  
Total: R 20 000 000.00

**MUNICIPAL ACCOUNT:**

**Rates & Taxes:**

Account Number: 5016710277  
Monthly Rates: R 48,816.67

**Electricity:**

Account Number: 5018449364  
Average Monthly: R 60 675.36

**ZONING:**

Industrial 2




**WinDeed Property**  
 PRETORIA, HIGHVELD, 2, 11

Lexis® WinDeed

Any personal information obtained from this search will only be used as per the Terms and Conditions agreed to and in accordance with applicable data protection laws including the Protection of Personal Information Act, 2013 (POPI), and shall not be used for marketing purposes.

**SEARCH CRITERIA**

|                   |                  |                |          |
|-------------------|------------------|----------------|----------|
| Search Date       | 2023/07/20 11:50 | Township       | HIGHVELD |
| Reference         | -                | Erf Number     | 2        |
| Report Print Date | 2023/07/20 11:50 | Portion Number | 11       |
| Deeds Office      | Pretoria         |                |          |

**REGISTERED PROPERTY DETAILS**

|                       |          |                        |                                           |
|-----------------------|----------|------------------------|-------------------------------------------|
| Property Type         | ERF      | Diagram Deed Number    | T104319/1998                              |
| Erf Number            | 2        | Registered Size        | 3309.0000SQM                              |
| Portion Number        | 11       | Municipality           | CITY OF TSHWANE METROPOLITAN MUNICIPALITY |
| Township              | HIGHVELD | Province               | GAUTENG                                   |
| Registration Division | JR       | Coordinates (Lat/Long) | -25.871077 / 28.186941                    |
| Deed Office           | PRETORIA |                        |                                           |

**OWNER INFORMATION (1)**

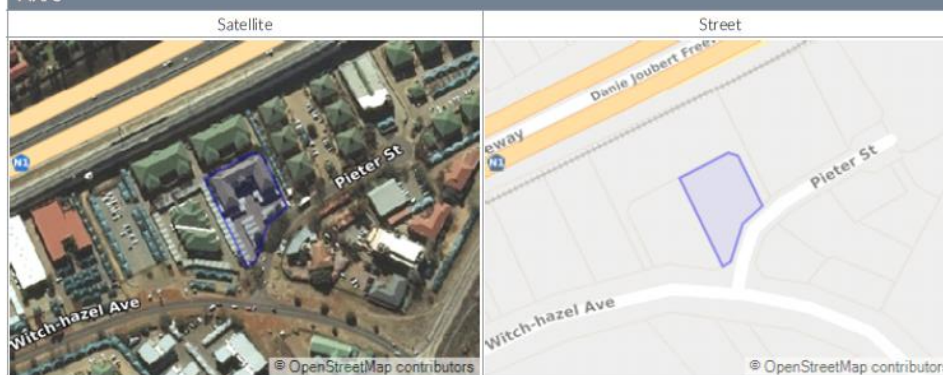
|                                     |                                     |                    |             |
|-------------------------------------|-------------------------------------|--------------------|-------------|
| MAJESTIC SILVER TRADING 275 PTY LTD |                                     | Owner 1 of 1       |             |
| Person Type                         | COMPANY                             | Title Deed         | T7730/2020  |
| Name                                | MAJESTIC SILVER TRADING 275 PTY LTD | Purchase Date      | 2019/11/29  |
| Registration Number                 | 200700363207                        | Purchase Price (R) | 172 000 000 |
| Share (%)                           | -                                   | Registration Date  | 2020/02/14  |

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 windeed.support@lexisnexis.co.za  
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**MAPS****PROPERTY INFORMATION**

No property information to display

**MUNICIPAL VALUATION**

No municipal valuation to display

**SALES**

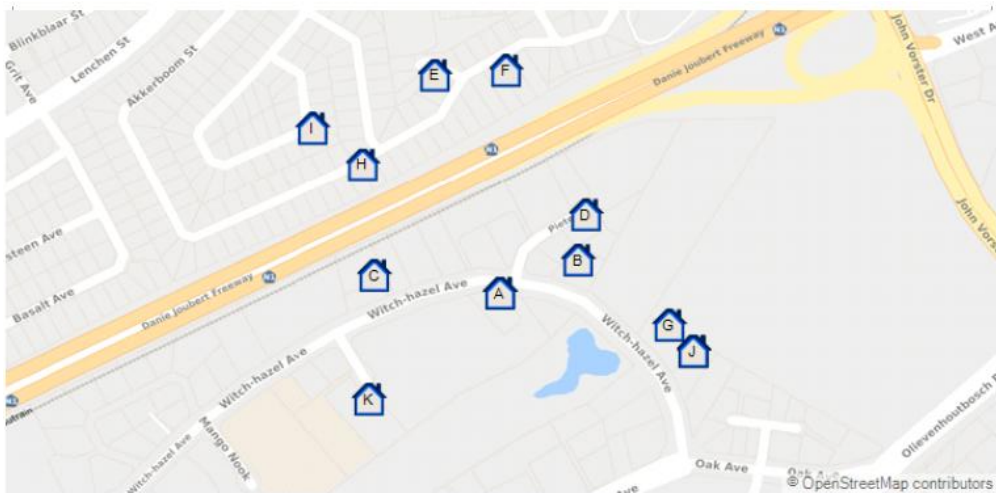
Sales shows the details of the most recent transfers in close proximity to the specified property.

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RECENTLY REGISTERED TRANSFERS

|   | Address / Property Information               | Size (m²) | Sales Price (R) | Distance (m) | Sold       | Transferred |
|---|----------------------------------------------|-----------|-----------------|--------------|------------|-------------|
| A | 11 ESDORING STREET, HIGHVELD TECHNO PARK     | 158       | 2 221 800       | 123          | 2022/12/08 | 2023/03/14  |
| B | 132 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK | 1 694     | 4 430 000       | 120          | 2021/12/10 | 2022/06/21  |
| A | 11 ESDORING STREET, HIGHVELD TECHNO PARK     | 88        | 1 207 500       | 123          | 2022/01/21 | 2022/06/06  |
| C | 160 WITCH-HAZEL AVENUE, HIGHVELD             | 2 002     | 13 800 000      | 237          | 2022/07/11 | 2022/10/26  |
| D | 10 PIETER STREET, HIGHVELD TECHNO PARK       | 1 640     | 3 900 000       | 114          | 2020/11/25 | 2021/08/31  |
| E | 87 AKKERBOOM STREET, ZWARTKOP                | 1 082     | 2 950 000       | 276          | 2022/03/23 | 2022/06/09  |
| F | 96 AKKERBOOM STREET, ZWARTKOP                | 2 075     | 1 950 000       | 255          | 2021/08/29 | 2021/11/05  |
| G | 120 WITCH-HAZEL AVENUE, HIGHVELD             | 4 000     | 12 200 000      | 301          | 2022/04/01 | 2022/05/24  |
| H | 74 AKKERBOOM STREET, ZWARTKOP                | 1 125     | 490 629         | 256          | 2020/03/20 | 2021/07/15  |
| I | 42 SILVER PINE CRESCENT, ZWARTKOP            | 1 000     | 1 928 320       | 353          | 2022/06/10 | 2022/08/04  |

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|   |                                              |       |            |     |            |            |
|---|----------------------------------------------|-------|------------|-----|------------|------------|
| J | 102 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK | 516   | 9 700 000  | 357 | 2022/07/19 | 2022/09/09 |
| J | 102 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK | 562   | 9 700 000  | 357 | 2022/07/19 | 2022/09/09 |
| J | 102 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK | 303   | 3 650 000  | 357 | 2021/11/10 | 2022/08/23 |
| J | 102 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK | 230   | 3 650 000  | 357 | 2021/11/10 | 2022/08/23 |
| K | 14 ESDORING STREET, HIGHVELD                 | 8 002 | 15 750 000 | 377 | 2022/12/21 | 2023/03/29 |

SALES ANALYSIS

15 properties used in the analysis.

Note: Where there is no monetary value or extent it has been ignored.

|                         | Price (R)  | R/m²  | Extent (m²) |
|-------------------------|------------|-------|-------------|
| Highest Priced Property | 15 750 000 | 1 968 | 8 002       |
| Average Priced Property | 5 706 019  | 3 497 | 1 632       |
| Lowest Priced Property  | 490 629    | 5 575 | 88          |

BONDS AND OTHER DOCUMENTS (3)

| # | Document Number | Institution   | Amount (R)  |
|---|-----------------|---------------|-------------|
| 1 | B5237/2020      | ABSA BANK LTD | 118 000 000 |
| 2 | B6210/2021      | ABSA BANK LTD | 55 000 000  |
| 3 | B42099/200      | -             | -           |

PROPERTY HISTORY (7)

| # | Document     | Amount (R) | Holder                          |
|---|--------------|------------|---------------------------------|
| 1 | B51217/2014  | 20 000 000 | -                               |
| 2 | B42882/2013  | 35 000 000 | NEDBANK LTD                     |
| 3 | B42099/2008  | 58 968 000 | -                               |
| 4 | B102805/2007 | 3 000 000  | NEDBANK LTD                     |
| 5 | T82632/2007  | 9 100 000  | EGAN PROP GROUP PTY LTD         |
| 6 | T104319/1998 | 452 808    | GROUP SIX PROP HOLDINGS PTY LTD |
| 7 | B80664/1998  | 3 000 000  | BOLAND BANK PKS LTD             |

AMENITIES (30)

| # | Name   | Type                          | Distance (m) |
|---|--------|-------------------------------|--------------|
| 1 | MIMMOS | FOOD AND ENTERTAINMENT        | 684          |
| 2 | ZENEX  | TRANSPORT AND PUBLIC SERVICES | 749          |

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# MUNICIPAL ACCOUNT (RATES & TAXES, WATER AND SANITATION):



Tel: 012 358 9999  
Fax: 012 359 6111  
E-mail: customercare@tshwane.gov.za  
Address: P O Box 408 | Pretoria | 0001

Account No.

5016710277

Page no. 2 of 2

COPY TAX INVOICE: 987507160503  
CITY OF TSHWANE VAT REG NO 4000142267

Issued: 01/09/25

MAJESTIC SILVER TRADING 275  
PO BOX 911  
IRENE  
0062

Account No.

5016710277

200700363207 / 4210249266

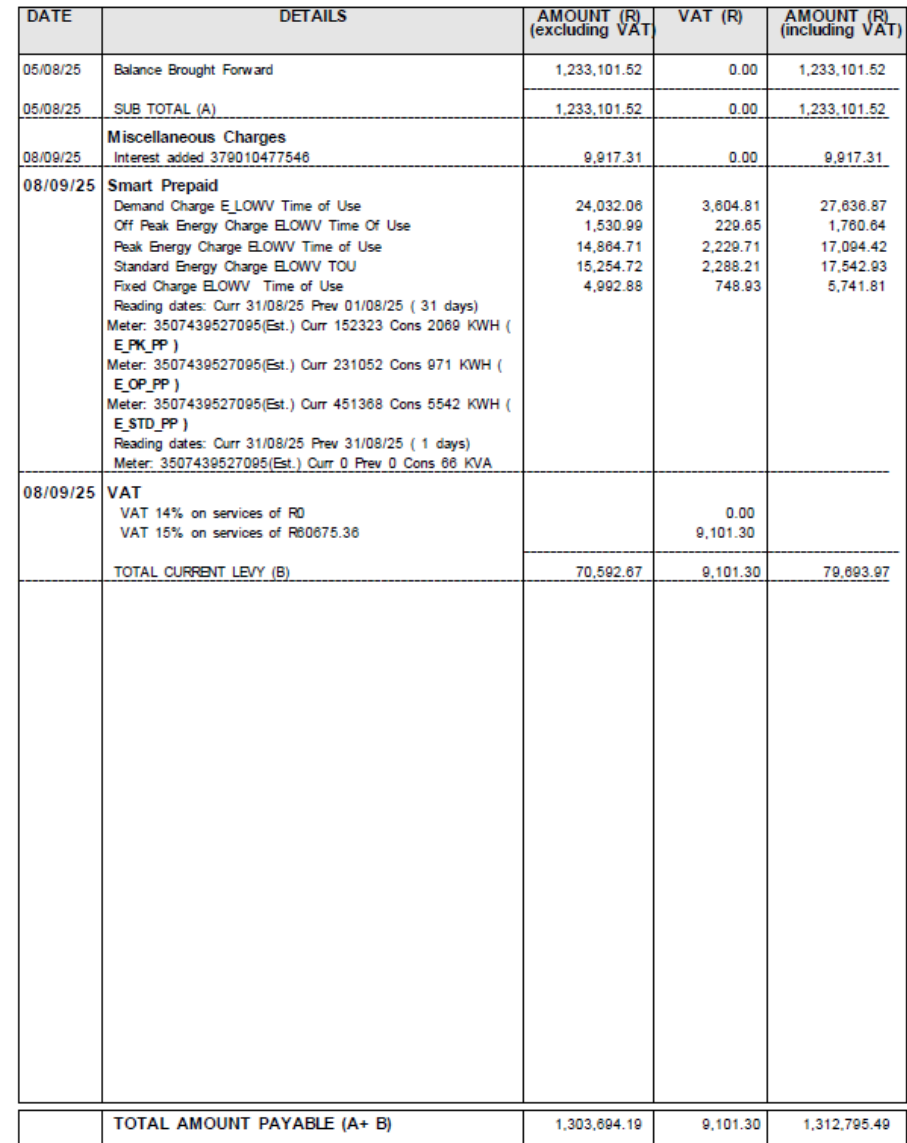
Page no. 1 of 2

|                                |                        |                          |                     |
|--------------------------------|------------------------|--------------------------|---------------------|
| Account for<br>P01             | Stand no.<br>00002     | Township<br>HIGHVELD     | Days<br>29          |
| Address<br>1 PETER STREET      | Sectional title scheme | Unit no.<br>00000        |                     |
| Meter reading unit<br>01KVA02A | Group account          | Deposit date<br>23/03/20 | Deposit<br>21356.00 |
|                                |                        | Guarantee date           | Guarantee<br>0.00   |
| Giskey: 029800002/11           |                        | BP: 1007824              |                     |

| DATE     | DETAILS                          | AMOUNT (R)<br>(excluding VAT) | VAT (R)  | AMOUNT (R)<br>(including VAT) |
|----------|----------------------------------|-------------------------------|----------|-------------------------------|
| 03/08/25 | Balance Brought Forward          | 4,719,326.86                  | 0.00     | 4,719,326.86                  |
| 01/09/25 | Sub Total (A)                    | 4,719,326.86                  | 0.00     | 4,719,326.86                  |
| 01/09/25 | Miscellaneous Charges            | 40,524.83                     | 233.55   | 40,758.38                     |
| 01/09/25 | Property Rates                   | 48,816.67                     | 0.00     | 48,816.67                     |
| 01/09/25 | Waste Management                 | 4,276.14                      | 641.42   | 4,917.56                      |
| 01/09/25 | Water                            | 2,574.08                      | 386.11   | 2,960.19                      |
| 01/09/25 | Sanitation                       | 732.67                        | 109.90   | 842.57                        |
|          | VAT 14% on services of R 0.00    |                               | 0.00     |                               |
|          | VAT 15% on services of R 9139.89 |                               | 1,370.98 |                               |
|          | Total Current Levy (B)           | 96,924.39                     | 1,370.98 | 98,295.37                     |
|          |                                  |                               |          |                               |
|          |                                  |                               |          |                               |
|          | TOTAL AMOUNT PAYABLE (A+ B)      | 4,816,251.25                  | 1,370.98 | 4,817,622.23                  |

|                                     |                                    |                                 |                |                                 |
|-------------------------------------|------------------------------------|---------------------------------|----------------|---------------------------------|
| 30-90 Days                          | 90+ Days                           | Total charge<br>(excluding VAT) | Total VAT      | Total charge<br>(including VAT) |
| 289,894.61                          | 4,429,432.25                       | 4,816,251.25                    | 1,370.98       | 4,817,622.23                    |
| OVERDUE AMOUNT                      | DUE DATE                           | IMMEDIATELY                     |                | 4,719,326.86                    |
| CURRENT ACCOUNT                     | DUE DATE                           | 22/09/25                        | AMOUNT PAYABLE | 98,295.37                       |
|                                     |                                    |                                 |                |                                 |
| Name<br>MAJESTIC SILVER TRADING 275 | Final date for payment<br>22/09/25 | Account no<br>5016710277        |                | 4,817,622.23                    |
| EasyPay >>>>> 9 1945 5016710277 1   |                                    |                                 |                |                                 |
| Post Office >>>>> 0247 5016710277   |                                    |                                 |                |                                 |

| DATE     | DETAILS                                               | AMOUNT (R)<br>(excluding VAT) | VAT (R)  | AMOUNT (R)<br>(including VAT) |
|----------|-------------------------------------------------------|-------------------------------|----------|-------------------------------|
| 03/08/25 | Balance Brought Forward                               | 4,719,326.86                  | 0.00     | 4,719,326.86                  |
| 03/08/25 | SUB TOTAL (A)                                         | 4,719,326.86                  | 0.00     | 4,719,326.86                  |
| 01/09/25 | Miscellaneous Charges                                 |                               |          |                               |
|          | Interest added 345010685600                           | 38,967.83                     | 0.00     | 38,967.83                     |
| 14/08/25 | Water First Reduction 12448671                        | 1,557.00                      | 233.55   | 1,790.55                      |
| 01/09/25 | Property Rates                                        |                               |          |                               |
|          | Commercial                                            |                               |          |                               |
|          | Market Value: 20000000.00 Tariff: 0.0292900           |                               |          |                               |
|          | 2025/09 Market Value x Tariff ÷ 12                    | 48,816.67                     | 0.00     | 48,816.67                     |
| 01/09/25 | Waste Management                                      |                               |          |                               |
|          | Waste removal charge: non domestic Waste Removal      |                               |          |                               |
|          | Charge: No of bins 11 @ R388.74                       | 4,276.14                      | 641.42   | 4,917.56                      |
| 01/09/25 | Water                                                 |                               |          |                               |
|          | Reading dates: Curr 27/08/25 Prev 30/07/25 ( 29 days) |                               |          |                               |
|          | Meter: 10765192(Act.) Curr 1293 Prev 1247 Cons 46 KL  |                               |          |                               |
|          | Meter: 23736861(Act.) Curr 1426 Prev 1408 Cons 18 KL  |                               |          |                               |
|          | TOTAL CONSUMPTION 64 KL                               |                               |          |                               |
|          | Water Chrg Scale D: Business/Other                    | 2,574.08                      | 386.11   | 2,960.19                      |
| 01/09/25 | Sanitation                                            |                               |          |                               |
|          | Reading dates: Curr 27/08/25 Prev 30/07/25 ( 29 days) |                               |          |                               |
|          | Meter: 10765192(Act.) Curr 1293 Prev 1247 Cons 46 KL  |                               |          |                               |
|          | Meter: 23736861(Act.) Curr 1426 Prev 1408 Cons 18 KL  |                               |          |                               |
|          | TOTAL CONSUMPTION 64 KL                               |                               |          |                               |
|          | 781: Sanit: Wastewater Non Domestic                   | 732.67                        | 109.90   | 842.57                        |
| 01/09/25 | VAT                                                   |                               |          |                               |
|          | VAT 14% on services of R0                             |                               | 0.00     |                               |
|          | VAT 15% on services of R9139.89                       |                               | 1,370.98 |                               |
|          | TOTAL CURRENT LEVY (B)                                | 96,924.39                     | 1,370.98 | 98,295.37                     |
|          |                                                       |                               |          |                               |
|          |                                                       |                               |          |                               |
|          | TOTAL AMOUNT PAYABLE (A+ B)                           | 4,816,251.25                  | 1,370.98 | 4,817,622.23                  |



# ZONING CERTIFICATE:



## Economic Development and Spatial Planning

3rd Floor I Middestad Building I 252 Thabo Sehume Street I Pretoria I 0002  
PO Box 440 I Pretoria I 0001  
Tel: 012 358 7988  
Email: geoinfoservice@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane

Generated by: TSHWANE/DanielSha

Date 2025/07/15

### TO WHOM IT MAY CONCERN

### ZONING CERTIFICATE IN TERMS OF THE TSHWANE LAND USE SCHEME, 2024 (TLUS)

PROPERTY LIS KEY (GIS KEY): 029800002/11

ZONING KEY: 029800002/11

SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: Erf 11/2 HIGHVELD (1 PIETER STREET)

The following zoning information must be read with the Clauses and Schedules of the Tshwane Land Use Scheme, 2024 (TLUS).

#### A. USE ZONE 11: INDUSTRIAL 2

| USES PERMITTED IN TERMS OF TABLE B (COLUMN 3) OF THE TLUS | USES WITH CONSENT USE IN TERMS OF TABLE B (COLUMN 4) OF THE TLUS | USES NOT PERMITTED IN TERMS OF TABLE B (COLUMN 5) OF THE TLUS |
|-----------------------------------------------------------|------------------------------------------------------------------|---------------------------------------------------------------|
| In terms of Annexure L                                    | In terms of Annexure L                                           | In terms of Annexure L                                        |

|   |                    |                                                                                              |
|---|--------------------|----------------------------------------------------------------------------------------------|
| B | ANNEXURE L         | S597.pdf                                                                                     |
| C | MINIMUM ERF SIZE   | Not Applicable                                                                               |
| D | UNITS PER HA       | Not Applicable                                                                               |
| E | DENSITY            | Not Applicable                                                                               |
| F | FLOOR AREA RATIO   | Annexure L, subject to Clause 25                                                             |
| G | HEIGHT             | Annexure L, subject to Clause 26                                                             |
| H | COVERAGE           | Annexure L, subject to Clause 27                                                             |
| I | OTHER APPROVALS    | Not Applicable                                                                               |
| J | BUILDING LINES     | Streets: Subject to Annexure L (S597.pdf)<br>Rear and Side: Subject to Annexure L (S597.pdf) |
| K | SCHEDULE 5         | Not Applicable                                                                               |
| L | ATTACHED DOCUMENTS | S597.pdf, Schedule 1-P16                                                                     |

In case of any discrepancy on the property description of the Zoning Certificate, Annexure L, Other Approvals and Schedules 1 and 5, relevant SG diagrams should be obtained for proper interpretation.

**Disclaimer:**  
In the case of any other approval linked to this zoning certificate and numbered in row "I" the validity of this document(s) need to be verified as the rights may have lapsed.

Kind regards

f. GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tseletsopole ya Ikonomi le Polane ya Sebaaka • UmNyango wezokuThuthukiswa kwezomNotho namaPlani weeNdawo • Kgoro ya Tlhabollo ya Ikonomi le Thulaganyo ya Mafelo • Muhasho wa Mvelediso ya Ekonomi na Vupulani ha Fethu • Ndzawulo ya Nhluvukiso wa Ikonomi na Vupulani bya Ndhawu • Umnyango wezokuthuthukiswa Komnotho Nokuhlelwa Kwendawo

SCHEDULE 1: BUILDING LINES, ACCESS AND PHYSICAL BARRIERS

| Township, Agricultural Holdings or Farms | Erf/ Property                                                       | Position applicable                                      | Building line(s) in Metres for all storeys except where otherwise indicated | Road / boundary where access is not permitted | Boundaries to which access is limited                                               | Boundaries: Physical barrier required |
|------------------------------------------|---------------------------------------------------------------------|----------------------------------------------------------|-----------------------------------------------------------------------------|-----------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------|
| (1)                                      | (2)                                                                 | (3)                                                      | (4)                                                                         | (5)                                           | (6)                                                                                 | (7)                                   |
|                                          |                                                                     | (P76-1)<br>Northern and western boundary (P76-1)         |                                                                             |                                               |                                                                                     | 1,3 m high wire fence                 |
|                                          | 119-132                                                             | Southern boundary (P76-1)                                | 16                                                                          |                                               |                                                                                     | 1,3 m high wire fence                 |
| Hestepark X5                             | 40-51                                                               | Southern boundary (P76-1)                                | 16                                                                          |                                               |                                                                                     | 1,3 m high wire fence                 |
| Heuweloord X2                            | 956                                                                 | Road P102-1                                              | 16                                                                          |                                               | Eastern boundary between the south-eastern beacon and a point 10 m from such beacon |                                       |
|                                          | 972                                                                 | Road P102-1                                              | 16                                                                          |                                               |                                                                                     |                                       |
|                                          | 973-999, 1252-1265                                                  | Road P102-1                                              | 16                                                                          | Along Road P102-1                             |                                                                                     | Along Road P102-1                     |
|                                          | 1250-1251                                                           | Road P102-1                                              | 16                                                                          |                                               | Spekhou Ave                                                                         | Along Road P102-1                     |
|                                          | 1266                                                                | Road P102-1                                              | 16                                                                          |                                               | Readlef Ave                                                                         | Along Road P102-1                     |
| Highveld                                 | 1-3, 4-18, 25 (all subdivisions and consolidations thereof)         | Road N1-21                                               | 20                                                                          | Along Road N1-21                              |                                                                                     |                                       |
|                                          | 14, 22                                                              | Road N1-21                                               | 20                                                                          | Along Roads N1-21 and K111                    |                                                                                     | Along Road K111                       |
|                                          |                                                                     | Road K111                                                | 16                                                                          |                                               |                                                                                     |                                       |
|                                          | 12, 13, 23                                                          | Road K111                                                | 16                                                                          | Along Road K111                               |                                                                                     | Along Road K111                       |
| Hillcrest                                |                                                                     | All streets                                              | 3,5                                                                         |                                               |                                                                                     |                                       |
| Irene                                    | Ptn 1 of Erf 381                                                    | Building lines as indicated on map with Annexure T S123. |                                                                             |                                               |                                                                                     |                                       |
| Jan Niemandpark                          |                                                                     | All streets                                              | 3                                                                           |                                               |                                                                                     |                                       |
| Karenpark                                | 48-51, 64-68, 76-81, 94-99, 114-119, 178-186, 210-214, 233-246, 392 | Eastern boundary (P200-1)                                | 20                                                                          |                                               |                                                                                     | 1,3 m high wire fence                 |

### TSHWANE LAND USE SCHEME, 2024: SCHEDULE 1

Adopted: 08 May 2024  
Comes into operation: 01 July 2024





## VERWOERDBURG DORPSBEPLANNINGSKEMA 1992

## WYSIGINGSKEMA 302 VEL 1 VAN 2 VELLE

Verwoerdburg Dorpsbeplanningskema, 1992, goedgekeur kragtens Plaaslike Bestuurskennisgewing 4509 gedateer 30 Desember 1992 word hiermee soos volg verder gewysig en verander:

- 1 Deur die skrapping van skedule 116; en
- 2 Deur die byvoeging van die volgende skedule

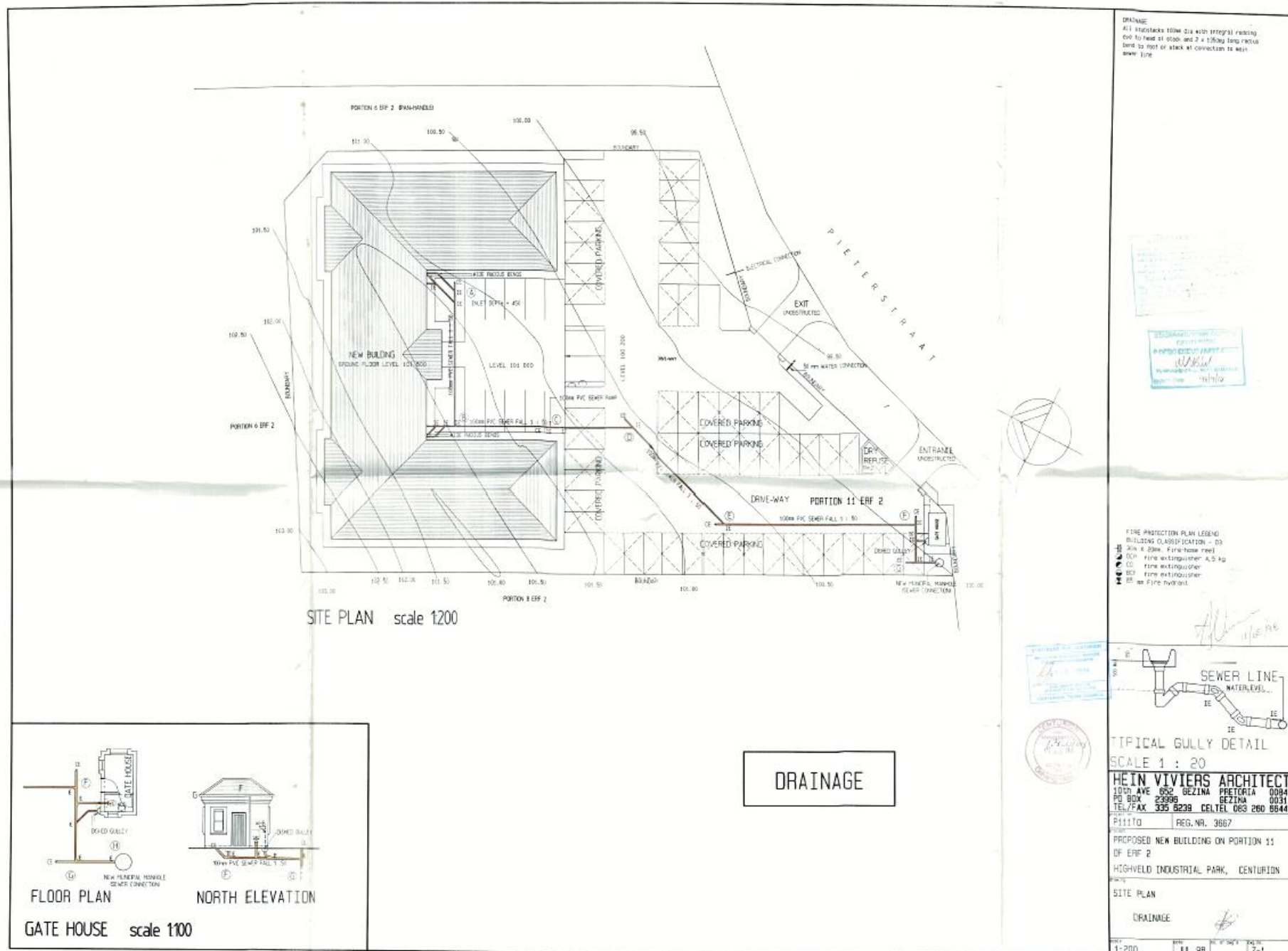
| DORP     | ERF      | GEBRUIK-<br>SONE | TOEGELAAT   | MET TOE-<br>STEMMING                                                                                                                                                                                                                                                                                                                             | NIE TOE-<br>GELAAT                | HOOG-<br>TE        | DEKKING                                                                                       | VOV                                                                                                                                                                                                     | DIGT-<br>HEID                                                                    | PARKEER-<br>VEREISTES                                                                                                                                                                                                                                                                                                       | BOULYNE                                                                                                    | ALGEMEEN                                                                      | S/No | W/S<br>No |
|----------|----------|------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|--------------------|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|------|-----------|
|          |          |                  |             |                                                                                                                                                                                                                                                                                                                                                  |                                   |                    |                                                                                               |                                                                                                                                                                                                         |                                                                                  |                                                                                                                                                                                                                                                                                                                             |                                                                                                            |                                                                               |      |           |
| Highveld | 1 tot 22 | XII              | Nywerheid 2 | Navorsing en beperkte vervaardiging, laboratoriums, rekenaarsentra telekommunikasie sentra navorsings- en wetenskaplike institute asook kantore wat in verband staan met die hoofgebruik soos deur die hoofstadsbeplanner goedgekeur en hoë tegnologie nywerhede soos deur die hoofstadsbeplanner goedgekeur, onderworpe aan sekere voorwaardes. | Gebuike nie in kolomme (3) en (5) | Hinderlike bedrywe | 2 verdiepings met dien verstande dat die plaaslike bestuur mag toestem tot addisionele hoogte | 30% met dien verstande dat 10% addisionele dekking goedgekeur kan word by oorweging van die terreinontwikkelingsplan en meer as 10% addisionele dekking deur die plaaslike bestuur goedgekeur mag word. | 0,6 met dien verstande dat die plaaslike bestuur mag toestem tot addisionele VOV | a) werkwinkels en stoorruimtes: 2 plekke tot 100m <sup>2</sup> BVVO;<br>b) navorsing en beperkte vervaardiging: 4 plekke tot 100m <sup>2</sup> BVVO;<br>c) ander gebuik: Soos per terreinontwikkelingsplan;<br>d) 10% verslapping van die parkeervereiste kan toegelaat word by oorweging van die terreinontwikkelingsplan. | Volgens terreinontwikkelingsplan. Erwe 1-3, 14-18, 22, 25: 20m Pad N1-21 Erwe 12-14, 22, 23: 16m: Pad K111 | Erwe 1-3, 12-18, 22, 23, 25, is onderhewig aan die bepalaings van Klousule 10 | 597  | 302       |

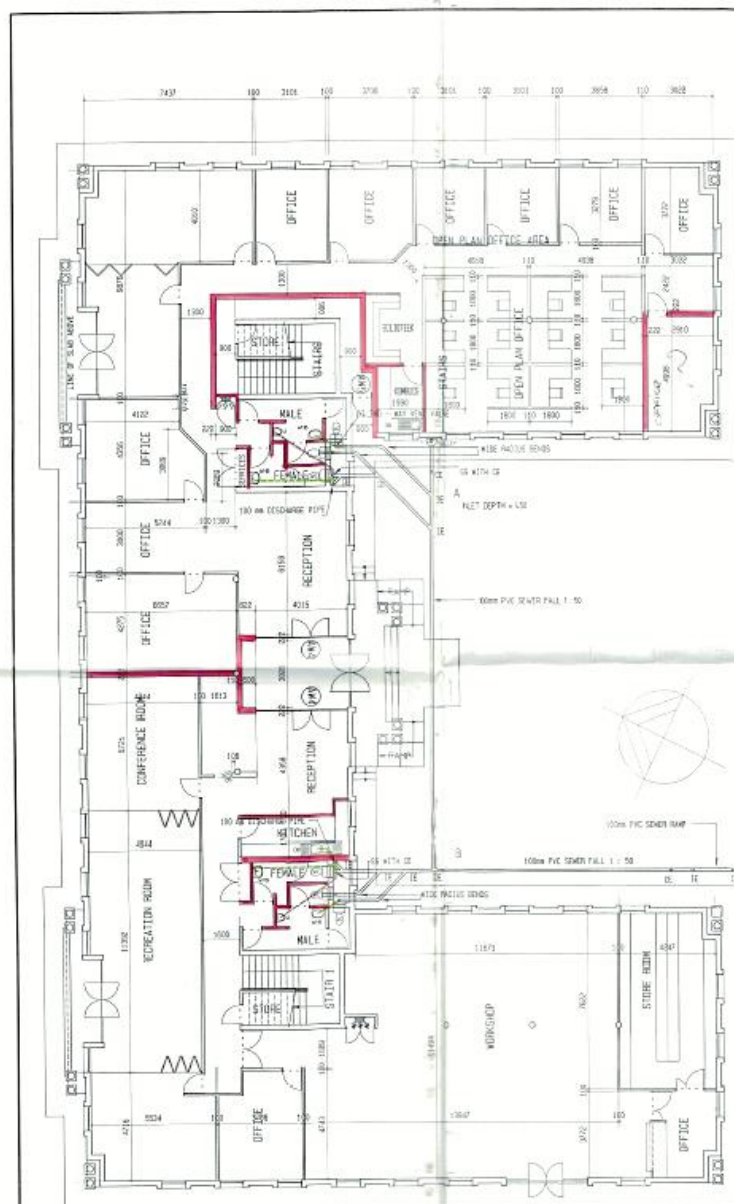
## WYSIGINGSKEMA 302 VEL 2 VAN 2 VELLE

Deur die byvoeging van die volgende boulyne tot tabel E

| DORP     | ERF            | BOULYNE    | BETROKKE<br>GRENS/E   | PAD/GRENS WAAR GEEN<br>TOEGANG | TOEGANG BEPERK TOT | FISIESE<br>VERSERRING | W/S<br>NO |
|----------|----------------|------------|-----------------------|--------------------------------|--------------------|-----------------------|-----------|
| Highveld | 1-3, 15-18, 25 | 20m        | Pad N1-21             | langs grens met Pad N1-21      |                    |                       |           |
| Highveld | 12, 13, 23     | 16m        | Pad K111              | langs Pad K111                 |                    | langs Pad K111        |           |
| Highveld | 14, 22         | 20m<br>16m | Pad N1-21<br>Pad K111 | langs Paaie N1-21 en K111      |                    | Langs Pad K111        |           |

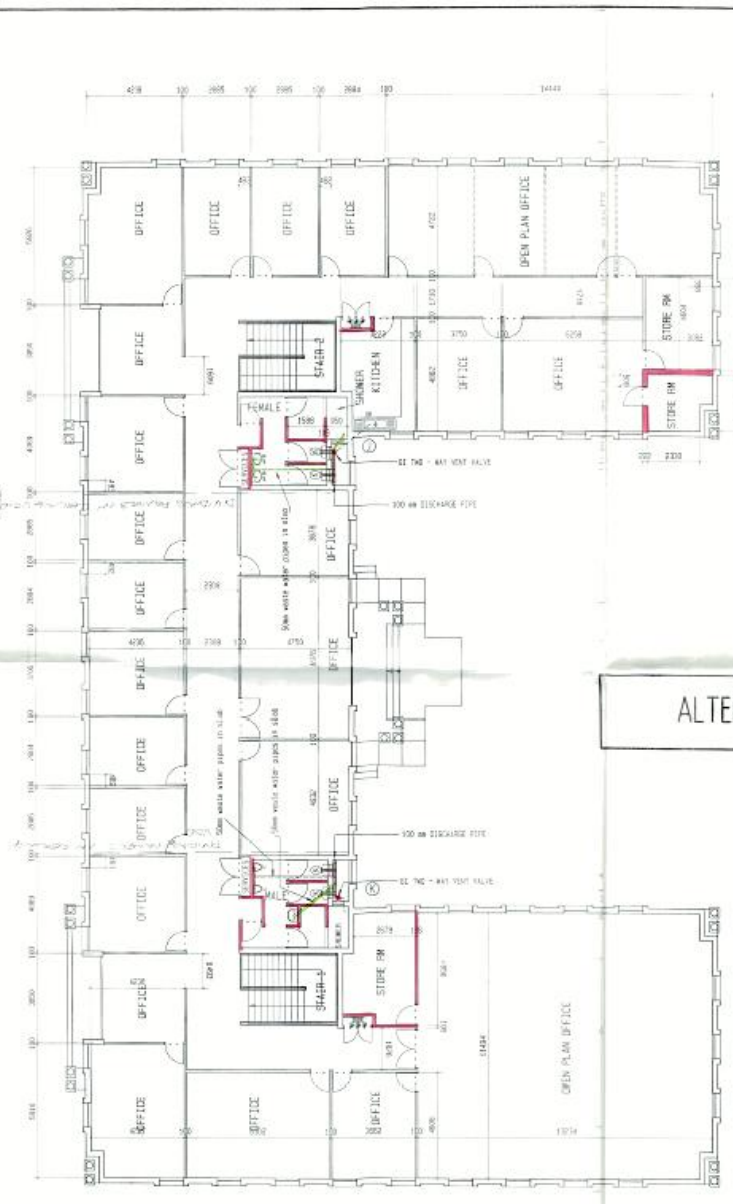
Stadsraad van Verwoerdburg  
City Council of Verwoerdburg  
  
Goedgekeur/Approved





GROUND FLOOR PLAN scale 1 : 100

BUILDING, FIRE PROTECTION AND DRAINAGE



FIRST FLOOR PLAN scale 1 : 100

ALTERED DRAWING

**HEIN VIVIERS ARCHITECT**  
10th AVE 650 BEZINA PRETORIA 0084  
PO BOX 23990 BEZINA 0031  
TEL/FAX 335 9239 CELTEL 083 260 6644

P111 REG. NR. 3067

PROPOSED NEW BUILDINGS ON PORTION 11  
OF OFF 2  
HIGHLAND INDUSTRIAL PARK  
CENTURION

ALtered FLOOR PLANS

1:100

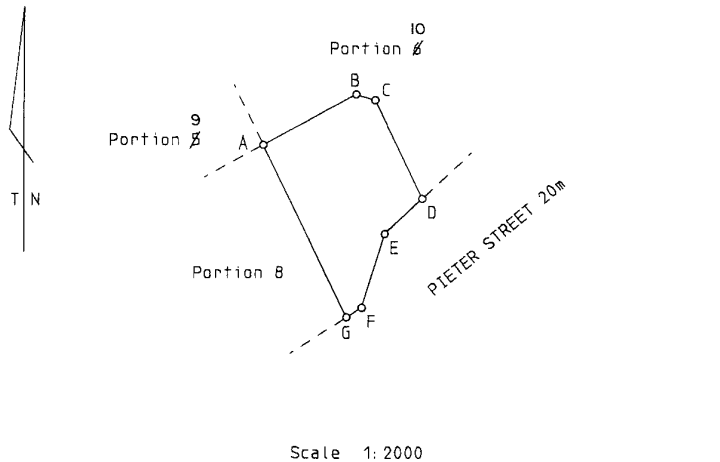
MARCH 88

1

SUBDIVISIONAL DIAGRAM

| SIDES<br>Metres                     |       | ANGLES OF<br>DIRECTION | CO-ORDINATES<br>Y System: LD 29° X |             | S. G. No.    |
|-------------------------------------|-------|------------------------|------------------------------------|-------------|--------------|
|                                     |       | Constants:             | +                                  | 0,00        | +2800 000,00 |
| AB                                  | 44,87 | 241 24 10              | A                                  | + 81 505,36 | + 62 484,96  |
| BC                                  | 8,27  | 287 13 00              | B                                  | + 81 465,96 | + 62 463,48  |
| CD                                  | 46,50 | 334 06 40              | C                                  | + 81 458,07 | + 62 465,93  |
| DE                                  | 22,00 | 46 50 50               | D                                  | + 81 437,76 | + 62 507,76  |
| EF                                  | 33,01 | 16 44 40               | E                                  | + 81 453,81 | + 62 522,80  |
| FG                                  | 7,59  | 57 21 50               | F                                  | + 81 463,32 | + 62 554,41  |
| GA                                  | 81,73 | 154 08 30              | G                                  | + 81 469,72 | + 62 558,51  |
| IRENE                               |       | 32                     | Δ                                  | + 76 040,46 | + 62 416,57  |
| DUMBELL HILL W.T.                   |       | 456                    | Δ                                  | + 81 641,52 | + 62 125,56  |
| Description of Beacons              |       |                        |                                    |             |              |
| A,B,C,D,E,F,G : 12mm Round Iron Peg |       |                        |                                    |             |              |

EXAMINATION FEES PAID  
H.C. Frank. Schulz.  
for SURVEYOR-GENERAL



Scale 1:2000

The figure A B C D E F G represents 3309 square metres of land being surveyed in APRIL 1998 by me

D.S. POUND PLS 0491  
Professional Land Surveyor

|                                                                  |                                                                          |                                                                             |
|------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| This diagram is annexed to No. d. d. i. f. o. Registrar of Deeds | The original diagram is S. G. No. A 770/1990 Transfer T 64567/1991 Grant | File S. R. 2371/1998 G. P. A4141/1988 TP 7460 Comp. JRSQ-429 Deeds PRETORIA |
|------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------------------------------------------------------|


**292**

 JACQUES VAN DER MERWE MAJA INC  
 81 JEAN AVENUE  
 CENTURION

|               |          |
|---------------|----------|
| SEALING       |          |
| STAMP DUTY R. |          |
| FOOT          |          |
| FEES R.       | 5 104-00 |

Prepared by me

 CONVEYANCER  
 LOUISE KÖEKEMOER

|            |                  |
|------------|------------------|
| VERBOD     | MONTGAGED        |
| VIR        |                  |
| FOR R.     | 118 000 000-00   |
| B          | 000005237 • 2020 |
| 2020-02-14 | REGISTRAR        |

**DEED OF TRANSFER**

BE IT HEREBY MADE KNOWN THAT

URSULA ELMARIE NEETHLING

 appeared before me, REGISTRAR OF DEEDS at PRETORIA, he/she the said  
 Appearer being duly authorised thereto by a Power of Attorney signed  
 at Pretoria on 11 December 2019 and granted to him/her by

 EGAN PROPERTY GROUP PROPRIETARY LIMITED  
 Registration Number 2000/017022/07

T 000007130 / 2020

Lexis® Convey 17.2.1.16

Page 10

 A B on servitude diagram SG No. 1326/2001 over Remaining extent of  
 Portion 5 of Erf 8 Highveld Township, Registration division JR, Province  
 of Gauteng, measuring 6,4662 (six comma four six six two) hectares.

 AND FURTHER SUBJECT to such conditions as are mentioned or referred to in  
 the aforesaid deeds.

7. PORTION 11 ( A PORTION OF PORTION 5) OF ERF 8 HIGHVELD  
 TOWNSHIP  
 REGISTRATION DIVISION JR, PROVINCE OF GAUTENG

 MEASURING 7586 (SEVEN THOUSAND FIVE HUNDRED AND  
 EIGHTY SIX) Square metres

 FIRST TRANSFERRED by Deed of Transfer T134353/2001 with  
 diagram SG No.6102/2001 relating thereto and held by Deed of Transfer  
 T78977/2007

SUBJECT TO THE FOLLOWING CONDITIONS:

- Voorwaardes opgelê deur die Nasionale Vervoerkommissie ingevolge  
 die Wet op Nasionale paaie nr.54 van 1971.
  - Uitgesonderd enige noodsaaklike stormwater dreinerings  
 struktuur, moet geen gebou, struktuur of enigiets wat aan die  
 grond verbonde is al maak dit nie deel van daardie grond uit nie,  
 opgerig word of enigiets onder of benede die oppervlakte van die  
 erf binne 'n afstand van nie minder as 20 meter van die reserwe  
 grens van pad N1-21 (nuut) of Pad P158-2 af gebou of gelê word  
 nie, en geen verandering of toevoeging tot enige bestaande  
 struktuur of gebou wat binne sodanige afstand van sodanige  
 grens geleë is, moet sonder die skriftelike toestemming van die  
 Nasionale Vervoerkommissie aangebring word nie.
  - Ingang tot en uitgang van die erf word nie toegelaat langs die  
 grens van die erf aangrensend aan pad N1-21 (nuut) of pad  
 P158-2 nie

 AND FURTHER SUBJECT to such conditions as are mentioned or referred to in  
 the aforesaid deeds.

8. PORTION 12 ( PORTION OF PORTION 5) OF ERF 8 HIGHVELD  
 TOWNSHIP  
 REGISTRATION DIVISION JR, PROVINCE OF GAUTENG

MEASURING 6005 (SIX THOUSAND AND FIVE) Square metres

 FIRST TRANSFERRED by Deed of Transfer T134353/2001 with  
 diagram SG No.6103/2001 relating thereto and held by Deed of Transfer  
 T78977/2007

 AND FURTHER SUBJECT to such conditions as are mentioned or referred to in  
 the aforesaid deeds.

9. PORTION 11 OF ERF 2 HIGHVELD TOWNSHIP  
 REGISTRATION DIVISION JR, PROVINCE OF GAUTENG

Lexis® Convey 17.2.1.16



MEASURING 3309 (THREE THOUSAND THREE HUNDRED AND NINE) Square metres

FIRST registered by Deed of Transfer T104319/1998 with diagram SG No.6857/1998 annexed thereto and held by Deed of Transfer T82632/2007

**SUBJECT TO THE FOLLOWING CONDITIONS:**

1. Voorwaardes opgelê deur die Nasionale Vervoerkommissie ingevolge die Wet op Nasionale paaie nr.54 van 1971.
  - (i) Uitgesonderd enige noodsaaklike stormwater dreinerings struktuur, moet geen gebou, struktuur of enigiets wat aan die grond verbonde is al maak dit nie deel van daardie grond uit nie, opgerig word of enigiets onder of benede die oppervlakte van die erf binne 'n afstand van nie minder as 20 meter van die reserwe grens van pad N1-21 (nuut) of Pad P158-2 af gebou of gelê word nie, en geen verandering of toevoeging tot enige bestaande struktuur of gebou wat binne sodanige afstand van sodanige grens geleë is, moet sonder die skriftelike toestemming van die Nasionale Vervoerkommissie aangebring word nie.
  - (ii) Ingang tot en uitgang van die erf word nie toegelaat langs die grens van die erf aangrensend aan pad N1-21 (nuut) of pad P158-2 nie.
2. ONDERHEWIG aan die volgende voorwaardes opgelê kragtens die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 15 van 1986;
  - (i) Die erf is onderworpe aan 'n servituut, 2 (twee) meter breed, vir riolerings- en ander munisipale doeleindes, ten gunste van die plaaslike bestuur, langs enige twee grense, uitgesonderd 'n straatgrens en, in die geval van 'n pypsteelerf, 'n addisionele servituut vir munisipale doeleindes, 2 (twee) meter breed, oor die toegangsgedeelte van die erwe, indien en wanneer verlang deur die plaaslike bestuur. Met dien verstande dat die plaaslike bestuur van enige sodanige servituut mag afsien.
  - (ii) Geen gebou of ander struktuur mag binne die voornoemde servituut gebied opgerig word nie en geen grootwortelbome mag binne die gebied van sodanige servituut of binne 'n afstand van 2 (twee) meter daarvan geplant word nie.
  - (iii) Die plaaslike bestuur is geregtig om enige materiaal wat deur hom uitgegrawe word tydens die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke wat hy volgens goeë dunnke noodsaaklik ag tydelik te plaas op die grond wat aan die voornoemde servituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel; onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of

verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

- (iv) Onderhewig aan servitute vir munisipale doeleindes ten gunste van die plaaslike bestuur soos aangedui op die algemene plan.

SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deed/s.

WHEREFORE the Appearer, renouncing all rights and title which the said

**EGAN PROPERTY GROUP PROPRIETARY LIMITED**  
 Registration Number 2000/017022/07

heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of, and disentitled to the same, and that by virtue of these presents, the said

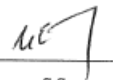
**MAJESTIC SILVER TRADING 275 PROPRIETARY LIMITED**  
 Registration Number 2007/003632/07

its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R172 000 000,00 (ONE HUNDRED AND SEVENTY TWO MILLION RAND)

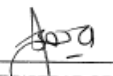
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q., have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the REGISTRAR OF DEEDS at PRETORIA on

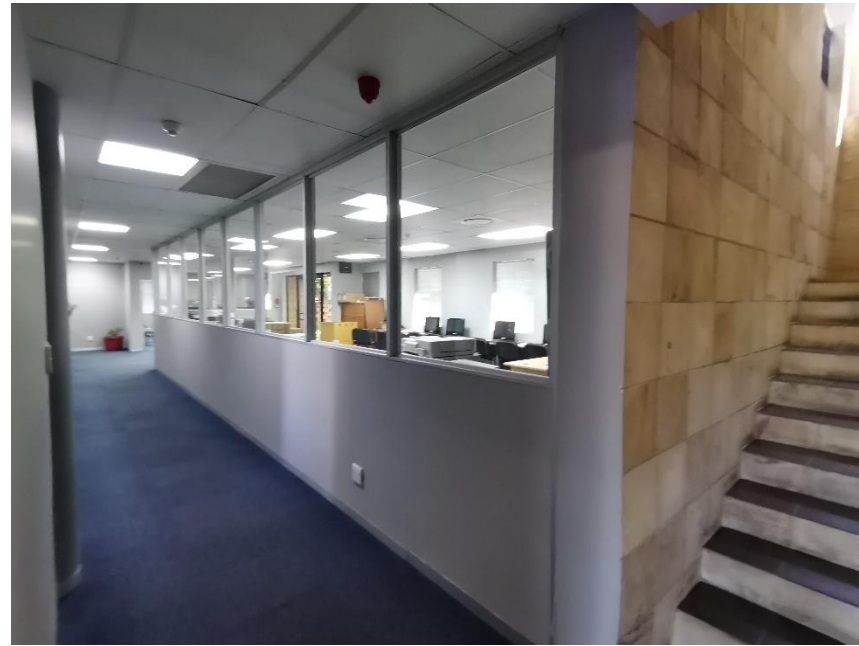
2020-02-14

  
 q.q.

In my presence

  
 REGISTRAR OF DEEDS





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[www.parkvillageauctions.co.za](http://www.parkvillageauctions.co.za)



Tel: (011) 789-4375



Cell: 082 798 9476



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