

PROPERTY INFORMATION PACK



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

MAJESTIC SILVER TRADING 275 (PTY) LTD

Portion 12 of Erf 8 Highveld, Centurion,
Pretoria, Gauteng Province

situated at

Building 15, Number 58 Oak Avenue,
Highveld Techno Park, Centurion

FOR MORE INFORMATION PLEASE CONTACT:

Jaco du Toit

Contact details: 011 789 4375 // 082 798 9476

E-mail: 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 / auctions@parkvillage.co.za

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3. Property Information
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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

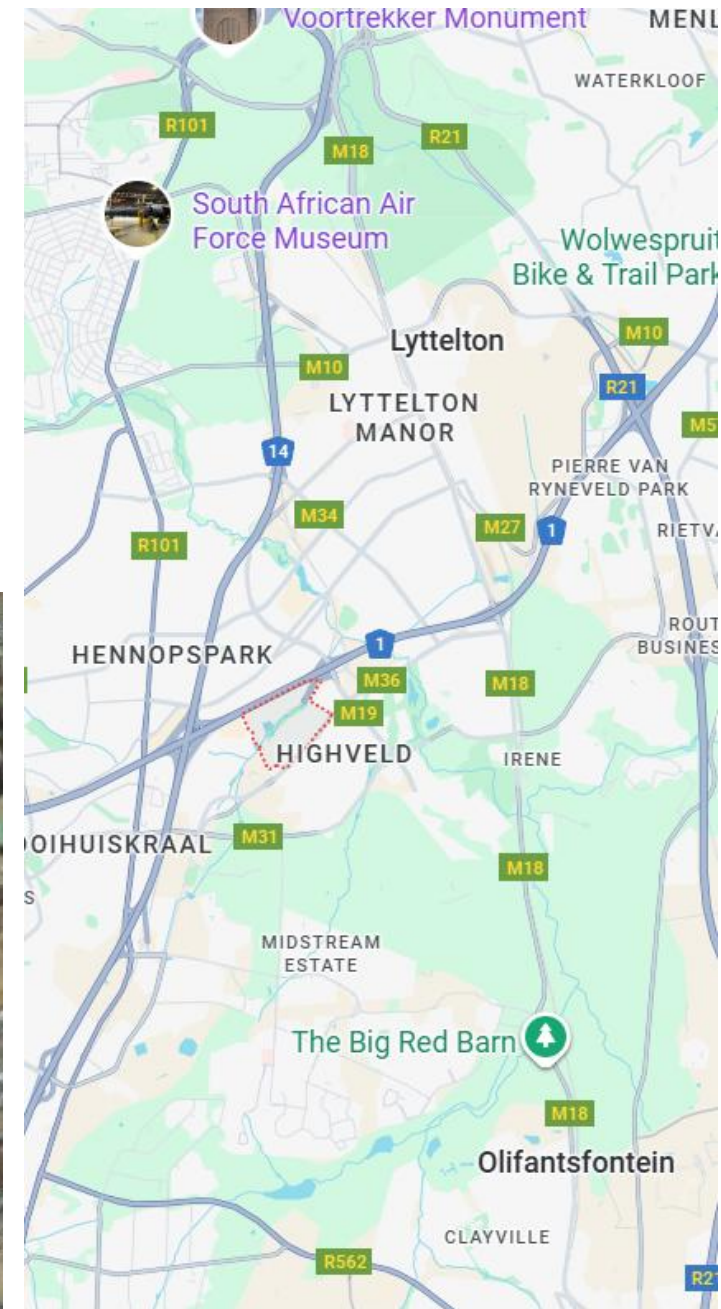
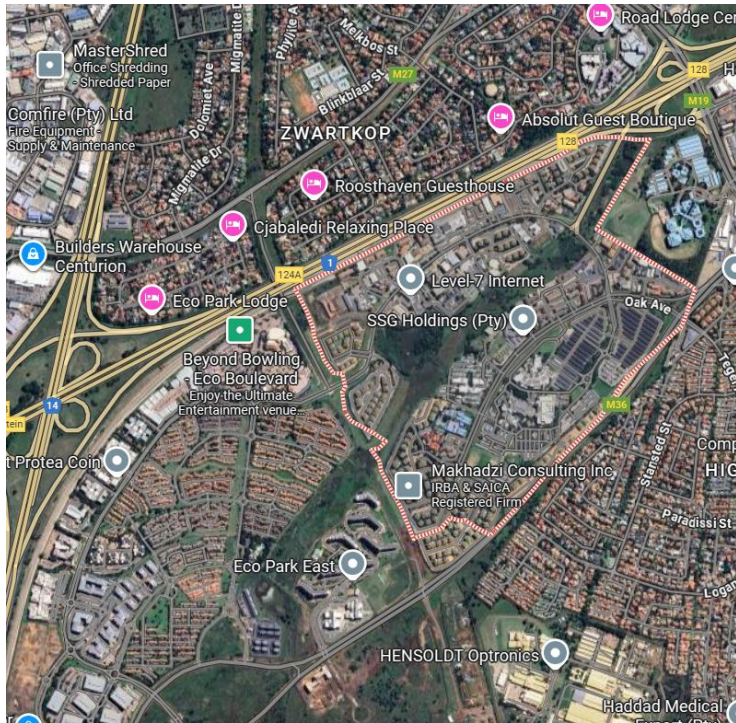
LOCALITY:

Property Address: Building 14, Number 58 Oak Avenue, Highveld Techno Park, Centurion

GPS co-ordinates: -25.875097, 28.187014

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 12 of Erf Number 8 Highveld, District of the City of Tshwane Metropolitan Municipality, JR, Gauteng Province

Title Deed Number: T7730/2020

Registered Extent: 6 005 m²

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.



BUILDING 14, NUMBER 58 OAK AVENUE, TECHNO PARK, CENTURION

THE STAND:

Layout & Topography:

The stand is roughly in proportion with driveway access from both Oak Avenue and Grevillea Street. The topography of the stand is fairly even with a moderate decline from the front of the stand bordering Oak Avenue toward the back Northern perimeter.

Servitudes:

For detailed information on the Servitude Areas refer to Surveyor General Diagram SG No. 6103/2001..

THE IMPROVEMENTS:

The Office Building & Outbuilding:

The property has improved with a free-standing, three (3) storey office building of face-brick walling fitted with aluminium framed glazing under pitched and tile roofing structure comprising a basement type parking garage on the lower ground floor and offices on the upper ground floor and 1st floor of the building.

The building offers good, B Grade quality, partly tenanted office accommodation comprising various reception areas, private and open plan offices, meeting rooms and board rooms, kitchens, storerooms and cloakrooms offices.



- 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):

Office Building including basement:	6 213 m ²
Security Office:	12 m ²
Covered Parking:	<u>710 m²</u>
Total:	6 935 m ²

Estimated Lettable Area (GLA):

Offices (excl. covered & basement parking): 3 972 m²

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:

The basement parking garage on the lower ground floor offers covered parking for around One Hundred and Sixty (160) vehicles with steel framed under domed IBR roof sheeting carport structures at the front,, side and back of the building providing additional covered parking for Fifty-Six (56) vehicles. The property also offers Five (5) open customer parking bays.

SURFACE AREAS:

The driveways and parking areas are brick paved with cement side curbing. The walkways around the building are brick paved with garden areas improved 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 both Oak Avenue and Grevillea 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:

A portion of the building is multi-tenanted.

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

LEASE AGREEMENTS:

Leases in respect of Building 15 situated on Portion 12 of Erf 8, Number 58 Oak Avenue, Highveld Technopark

BUILDING 15:

Lease 1:

Lease Start: 01 July 2020
Initial Period: 1 Year
Area Leased: 128 m²
Initial Building Rental: R 12 441.00 Initial Parking Rental: 8 covered bays @ R 2 937.00 pm
Rental Escalation: 8% p.a.
Lessee's Operating Costs*: R 4 224.00 @ 10% pa

Lease 2:

Lease Start: 16 June 2023
Initial Period: 3 Years and 2.5 Months
Area Leased: 490 m²
Initial Building Rental: R 34 300.00
Initial Parking Rental: 13 Basement plus 2 covered bays included in Building rental
Rental Escalation: 8% p.a.
Lessee's Operating Costs*: R 14 700.00 escalating @ 10% pa

Lease 3:

Lease Start: 01 April 2023
Initial Period: 3 Years
Area Leased: 220 m²
Initial Building Rental: R 14 504.60 escalating @8% pa
Initial Parking Rental: 4 covered bays included in Building rental
Lessee's Operating Costs: R 6 855.20 escalating @ 8% pa

A.3	The premises:	OFFICE BUILDING NO 15 SUITE FOUR, FIRST FLOOR PORTION 12 OF ERF 8 58 OAK AVENUE HIGHVELD TECHNOPARK CENTURION
A.3.1	Measuring approximately:	± 128 m ²
A.3.2	Number of parking bays:	8 COVERED AND 0 UNCOVERED PARKING BAYS

A.3	The premises:	A PORTION OF OFFICE BUILDING NO. 15, GROUND FLOOR UNIT 3 (Marked "LEHABE" on Annexure "A") PORTION 12 OF ERF 8 58 OAK AVENUE HIGHVELD TECHNOPARK CENTURION MEASURING APPROXIMATELY 490m ² (hereinafter referred to as "the premises")
A.3.1	Measuring approximately:	± 490 m ²
A.3.2	Number of parking bays:	13 BASEMENT AND 2 COVERED PARKING BAYS

A.3	The premises:	A PORTION OF OFFICE BUILDING NO. 15, UNIT 2B (Marked "LANGAMEDICS" on Annexure "A") PORTION 12 OF ERF 8 58 OAK AVENUE HIGHVELD TECHNOPARK CENTURION
A.3.1	Measuring approximately:	± 220 m ²
A.3.2	Number of parking bays:	4 COVERED AND 0 UNCOVERED PARKING BAYS

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

MUNICIPAL INFORMATION:

MUNICIPAL VALUATION:

Land & Improvements: R 42 000 000.00
Total: R 42 000 000.00

MUNICIPAL ACCOUNT:

Rates & Taxes:

Account Number: 5016713322
Monthly Rates: R 102 515.00

Electricity:

Account Number: 5017655580
Average Consumption: R 38 198.85

ZONING:

Industrial 2





WinDeed Property

PRETORIA, HIGHVELD, 8, 12

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 11:17	Township	HIGHVELD
Reference	-	Erf Number	8
Report Print Date	2023/07/20 11:18	Portion Number	12
Deeds Office	Pretoria		

REGISTERED PROPERTY DETAILS

Property Type	ERF	Diagram Deed Number	T134353/2001
Erf Number	8	Registered Size	6005.0000SQM
Portion Number	12	Municipality	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Township	HIGHVELD	Province	GAUTENG
Registration Division	JR	Coordinates (Lat/Long)	-25.875097 / 28.187014
Deed Office	PRETORIA		

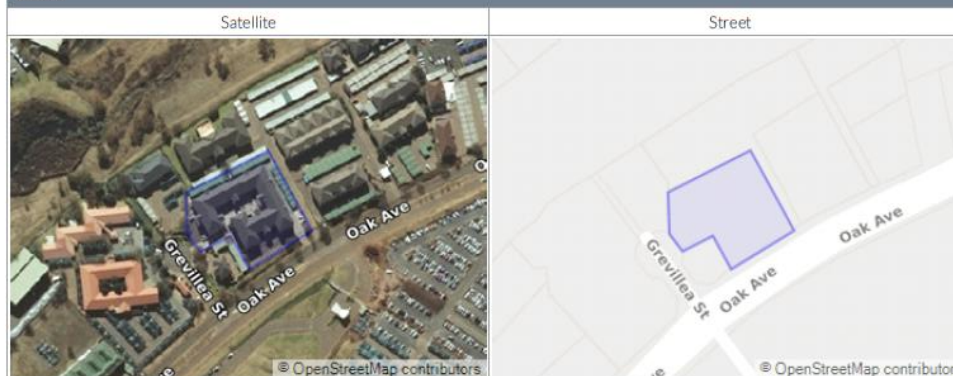
OWNER INFORMATION (1)

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

DISCLAIMER

This report contains information provided to LNRM by content providers and LNRM cannot control the accuracy of the data nor the timely accessibility. LNRM will not be held liable for any claims based on reliance of the search information provided. This report is subject to the terms and conditions of LexisNexis Risk Management Agreement. LexisNexis Risk Management (Pty) Ltd is a registered credit bureau (NCRCB26).

MAPS



PROPERTY INFORMATION

No property information to display

MUNICIPAL VALUATION

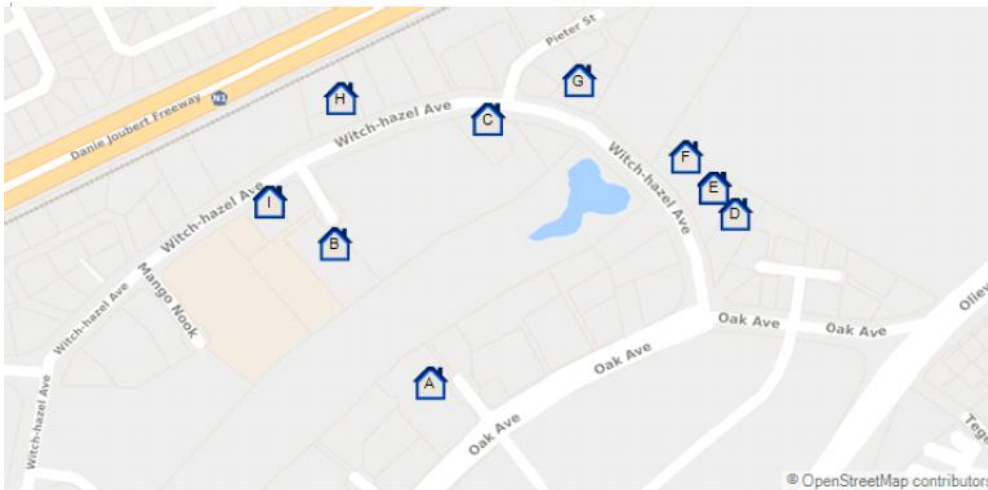
No municipal valuation to display

SALES

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

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G	132 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	1 694	4 430 000	393	2021/12/10	2022/06/21
H	160 WITCH-HAZEL AVENUE, HIGHVELD	2 002	13 800 000	422	2022/07/11	2022/10/26
I	169 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	300	4 203 972	383	2020/10/13	2021/04/12
I	169 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	300	281 077	383	2020/10/13	2021/04/12
I	169 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	300	4 203 972	383	2020/10/13	2021/04/12

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	30 000 000	1 500	20 000
Average Priced Property	9 495 362	2 901	3 274
Lowest Priced Property	281 077	3 194	88

BONDS AND OTHER DOCUMENTS (3)

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

PROPERTY HISTORY (9)

#	Document	Amount (R)	Holder
1	B51217/2014	20 000 000	-
2	B42882/2013	35 000 000	NEDBANK LTD
3	B42099/2008	58 968 000	NEDBANK LTD
4	T78977/2007	40 200 000	EGAN PROP GROUP PTY LTD
5	B97695/2007	21 000 000	NEDBANK LTD
6	B143328/2006	11 000 000	-
7	T134353/2001	1 175 000	NEWLINE PROP HOLDINGS PTY LTD
8	B43113/2001	5 000 000	BOE BANK LTD
9	VA8100/2006	100 013 805	-

AMENITIES (30)

#	Name	Type	Distance (m)
1	ENGEN	TRANSPORT AND PUBLIC SERVICES	889

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RECENTLY REGISTERED TRANSFERS

	Address / Property Information	Size (m²)	Sales Price (R)	Distance (m)	Sold	Transferred
A	68 OAK AVENUE, HIGHVELD	20 000	30 000 000	118	2022/03/10	2022/08/31
B	14 ESDORING STREET, HIGHVELD	8 002	15 750 000	277	2022/12/21	2023/03/29
C	11 ESDORING STREET, HIGHVELD TECHNO PARK	158	2 221 800	327	2022/12/08	2023/03/14
C	11 ESDORING STREET, HIGHVELD TECHNO PARK	88	1 207 500	327	2022/01/21	2022/06/06
D	108 WITCH-HAZEL AVENUE, HIGHVELD	4 701	16 500 000	358	2023/01/30	2023/06/30
E	102 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	516	9 700 000	357	2022/07/19	2022/09/09
E	102 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	562	9 700 000	357	2022/07/19	2022/09/09
E	102 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	303	3 650 000	357	2021/11/10	2022/08/23
E	102 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	230	3 650 000	357	2021/11/10	2022/08/23
F	120 WITCH-HAZEL AVENUE, HIGHVELD	4 000	12 200 000	360	2022/04/01	2022/05/24

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



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

Account No.

5016713322

Page no. 2 of 2

COPY TAX INVOICE: 987507160510
CITY OF TSHWANE VAT REG NO 4000142267

Issued: 01/09/25

MAJESTIC SILVER TRADING 275
PO BOX 911
IRENE
0062

Account No.

5016713322

200700363207 / 4210249266

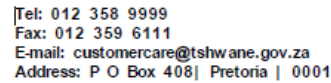
Page no. 1 of 2

Account for P01	Stand no. 00008	Township HIGHVELD	Days 30
Address 58 OAK AVENUE	Sectional title scheme	Unit no. 00000	
Meter reading unit 01KVA02A	Group account	Deposit date 30/12/20	Deposit 9400.30
		Guarantee date	Guarantee 0.00
Giskey: 029800008/12		BP: 1007824	

DATE	DETAILS	AMOUNT (R) (excluding VAT)	VAT (R)	AMOUNT (R) (including VAT)
03/08/25	Balance Brought Forward	5,777,258.32	0.00	5,777,258.32
01/09/25	Sub Total (A)	5,777,258.32	0.00	5,777,258.32
01/09/25	Miscellaneous Charges	48,267.07	0.00	48,267.07
01/09/25	Property Rates	102,515.00	0.00	102,515.00
01/09/25	Waste Management	3,887.40	583.11	4,470.51
01/09/25	Water	1,970.78	295.62	2,266.40
01/09/25	Sanitation	560.95	84.14	645.09
	VAT 14% on services of R 0.00		0.00	
	VAT 15% on services of R 6419.13		962.87	
	Total Current Levy (B)	157,201.20	962.87	158,164.07
	TOTAL AMOUNT PAYABLE (A+ B)	5,934,459.52	962.87	5,935,422.39

30-90 Days	90+ Days	Total charge (excluding VAT)	Total VAT	Total charge (including VAT)
483,560.40	5,293,697.92	5,934,459.52	962.87	5,935,422.39
OVERDUE AMOUNT	DUE DATE	IMMEDIATELY		5,777,258.32
CURRENT ACCOUNT	DUE DATE	22/09/25	AMOUNT PAYABLE	158,164.07
Name MAJESTIC SILVER TRADING 275		Final date for payment 22/09/25	Account no 5016713322	5,935,422.39
EasyPay >>>>> 9 1945 5016713322 2				
Post Office >>>>> 0247 5016713322				

DATE	DETAILS	AMOUNT (R) (excluding VAT)	VAT (R)	AMOUNT (R) (including VAT)
03/08/25	Balance Brought Forward	5,777,258.32	0.00	5,777,258.32
03/08/25	SUB TOTAL (A)	5,777,258.32	0.00	5,777,258.32
01/09/25	Miscellaneous Charges Interest added 345010685616	48,267.07	0.00	48,267.07
01/09/25	Property Rates Commercial Market Value: 42000000.00 Tariff: 0.0292900 2025/00 Market Value x Tariff ÷ 12	102,515.00	0.00	102,515.00
01/09/25	Waste Management Waste removal charge: non domestic Waste Removal Charge: No of bins 10 @ R388.74	3,887.40	583.11	4,470.51
01/09/25	Water Reading dates: Curr 28/08/25 Prev 30/07/25 (30 days) Meter: 10681269(Act.) Curr 2942 Prev 2893 Cons 49 KL Meter: 22775586(Act.) Curr 582 Prev 582 Cons 0 KL TOTAL CONSUMPTION 49 KL Water Chrg Scale D: Business/Other	1,970.78	295.62	2,266.40
01/09/25	Sanitation Reading dates: Curr 28/08/25 Prev 30/07/25 (30 days) Meter: 10681269(Act.) Curr 2942 Prev 2893 Cons 49 KL Meter: 22775586(Act.) Curr 582 Prev 582 Cons 0 KL TOTAL CONSUMPTION 49 KL 781: Sanit: Wastewater Non Domestic	560.95	84.14	645.09
01/09/25	VAT VAT 14% on services of R0 VAT 15% on services of R6419.13		0.00 962.87	
	TOTAL CURRENT LEVY (B)	157,201.20	962.87	158,164.07
	TOTAL AMOUNT PAYABLE (A+ B)	5,934,459.52	962.87	5,935,422.39



5017655580

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30-90 Days	90+ Days	Total charge (excluding VAT)	Total VAT	Total charge (including VAT)
351,375.34	2,343,002.43	2,748,324.19	5,729.83	2,754,054.02
OVERDUE AMOUNT	DUE DATE	IMMEDIATELY		2,694,377.77
CURRENT ACCOUNT	DUE DATE	04/09/25	AMOUNT PAYABLE	59,676.25
Name MAJESTIC SILVER TRADING 275		Final date for payment 04/09/25	Account no 5017655580	2,754,054.02
EasyPay >>>>> 9 1945 5017655580 3 Post Office >>>>> 0247 5017655580				

[illegible]

ZONING CERTIFICATE:



PARK VILLAGE AUCTIONS
Trusted by banks, respected by buyers



Economic Development and Spatial Planning

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

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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): 029800008/12

ZONING KEY: 029800008/12

SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: Erf 12/8 HIGHVELD (58 OAK AVENUE)

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) 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 Tsweletsopela ya Ikonomi le Polane ya Sebaka • UmNyango wezokuThuthuthukiswa kwezomNotho namaPlani weeNdawo • Kgoro ya Tlhabollo ya Ikonomi le Thulaganyo ya Mafelo • Muhasho wa Mvelediso ya Ekonomi na Vhupulani ha Fbethu • Ndzawulo ya Nhluvukiso wa Ikonomi na Vupulani bya Ndhawu • Umnyango wezokuthuthukiswa Komnotho Nokuhlelwa Kwendawo

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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) 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	958	Road P102-1	16		Eastern boundary between the south-eastern beacon and a point 10 m from such beacon	
	972	Road P102-1	16			
	973-990, 1252-1285	Road P102-1	16	Along Road P102-1		Along Road P102-1
	1250-1251	Road P102-1	16		Spekhou Ave	Along Road P102-1
	1286	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, 233-248, 382	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:

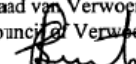
- 1 Deur die skrapping van skedule 116; en
- 2 Deur die byvoeging van die volgende skedule

DORP	ERF	GEBRUIK- SONE	TOEGELAAT	MET TOE- STEMMING	NIE TOE- GELAAT	HOOG- TE	DEKKING	VOV	DIGT- HEID	PARKEER- VEREISTES	BOULYNE	ALGEMEEN	S/No	W/S 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 ² BVVO; b) navorsing en beperkte vervaardiging: 4 plekke tot 100m ² BVVO; c) ander gebuik: Soos per terreinontwikkelingsplan; d) 10% verslappening 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 GRENS/E	PAD/GRENS WAAR GEEN TOEGANG	TOEGANG BEPERK TOT	FISIESE VERSERRING	W/S 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 16m	Pad N1-21 Pad K111	langs Paaie N1-21 en K111		Langs Pad K111	

Stadsraad van Verwoerdburg
City Council of Verwoerdburg

Goedgekeur/Approved



SITE PLAN - GROUND FLOOR LEVEL scale 1:200 BUILDING AND FIRE PROTECTION

MOUNT-PEEPL
THE BUILDING SHALL BE MADE PRESENT-
INFORM ACCORDING TO GOVERNMENT REGU-
LATION RULES, 25 SEPTEMBER 1965.

The building must comply with the following
requirements of SABS-400 part 1:

- 771 - Fire performance: General;
- 772 - Fire resistance of structural elements
or components;
- 773 - Internal walls and partitioning;
- 774 - Roofs;
- 775 - Floor coverings;
- 776 - Marking and signposting;
- 777 - Water installation for fire-fighting
purposes;
- 778 - Road rules;
- 779 - Mobile fire extinguishers;
- 780 - Smoke control;
- 781 - Fire protection plan (SABO).

BUILDING CLASSIFICATION - (C)
30 x 20m, 4-storey building
① Core extinguisher 4.5 kg
② Core extinguisher 1.0 kg
③ Core extinguisher
④ All fire hydrant

CLASS NORMAL TH CODES	MAX FLOOR SIZE
1	3,750
2	4,500
3	5,100
4	5,250

REMARKS: All glass not mentioned

- SAFE DISTANCE BETWEEN BUILDING AND BOUNDARIES:
AS PER SITE DEVELOPMENT PLAN

- ALL AREA'S TO BE MECHANICALLY VENTILATED

RECOVERED WATERWAY 120'
RECOVERED PARKING 300'
NAIL CAMPS 1.0 M FOR
SLOW PERSONS

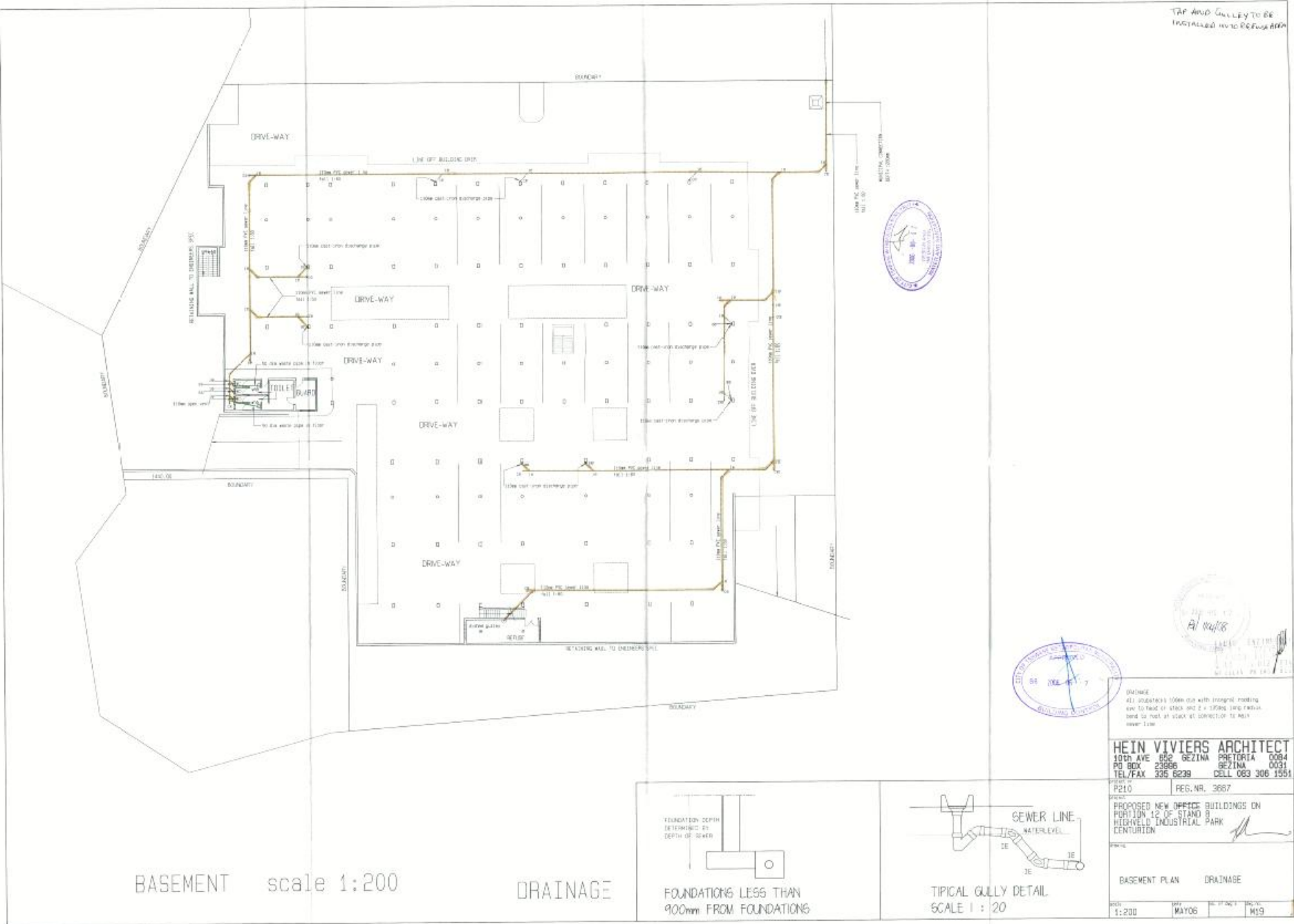
SLOW RADIIUS BENDY
ON ALL FACE PINE

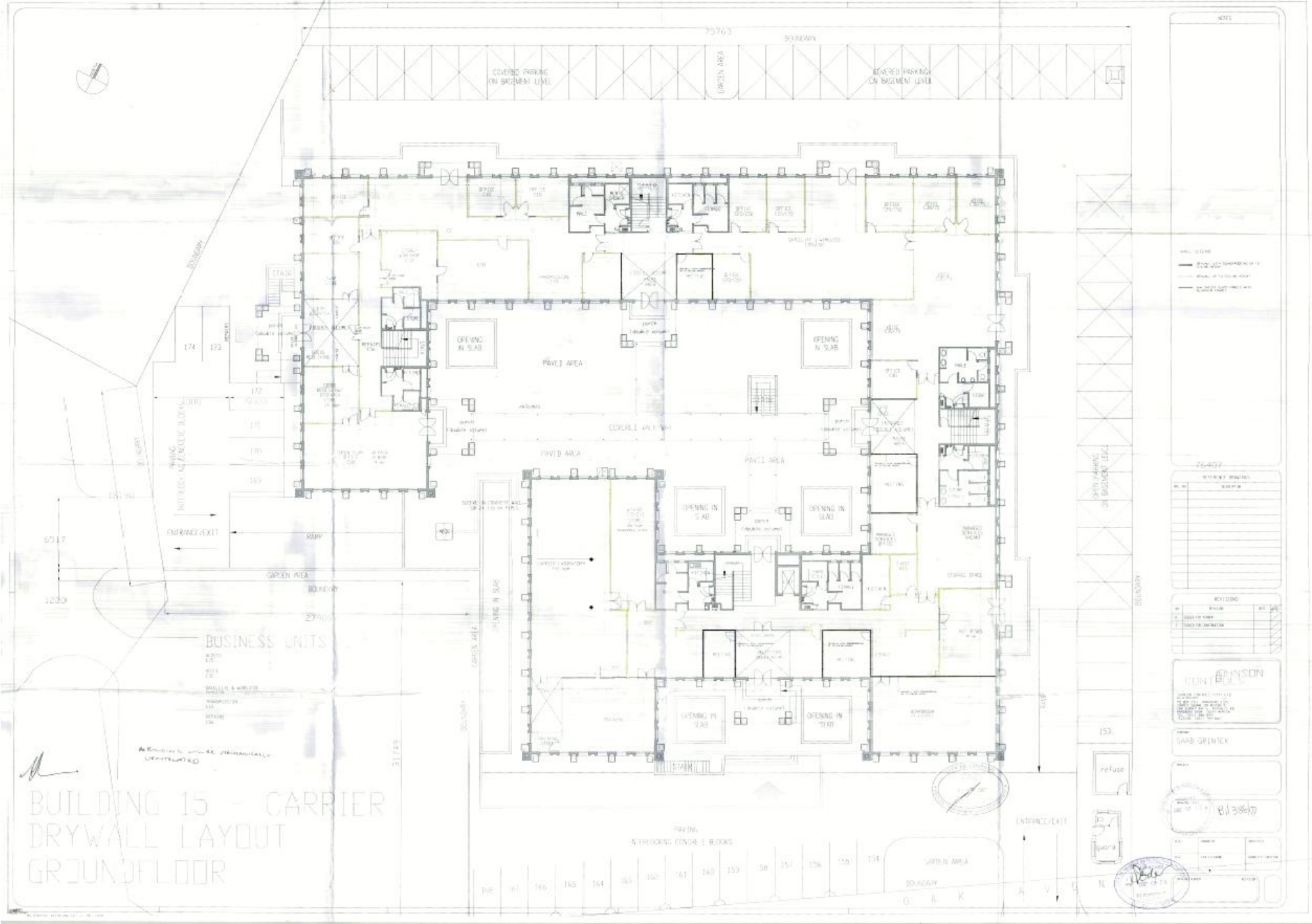
HEIN VIIVIERS ARCHITECT
1070 AVE 602 BEZINA PRETORIA 0004
PO BOX 23998 BEZINA 0031
TEL/FAX 335 6230 CELL 083 308 155

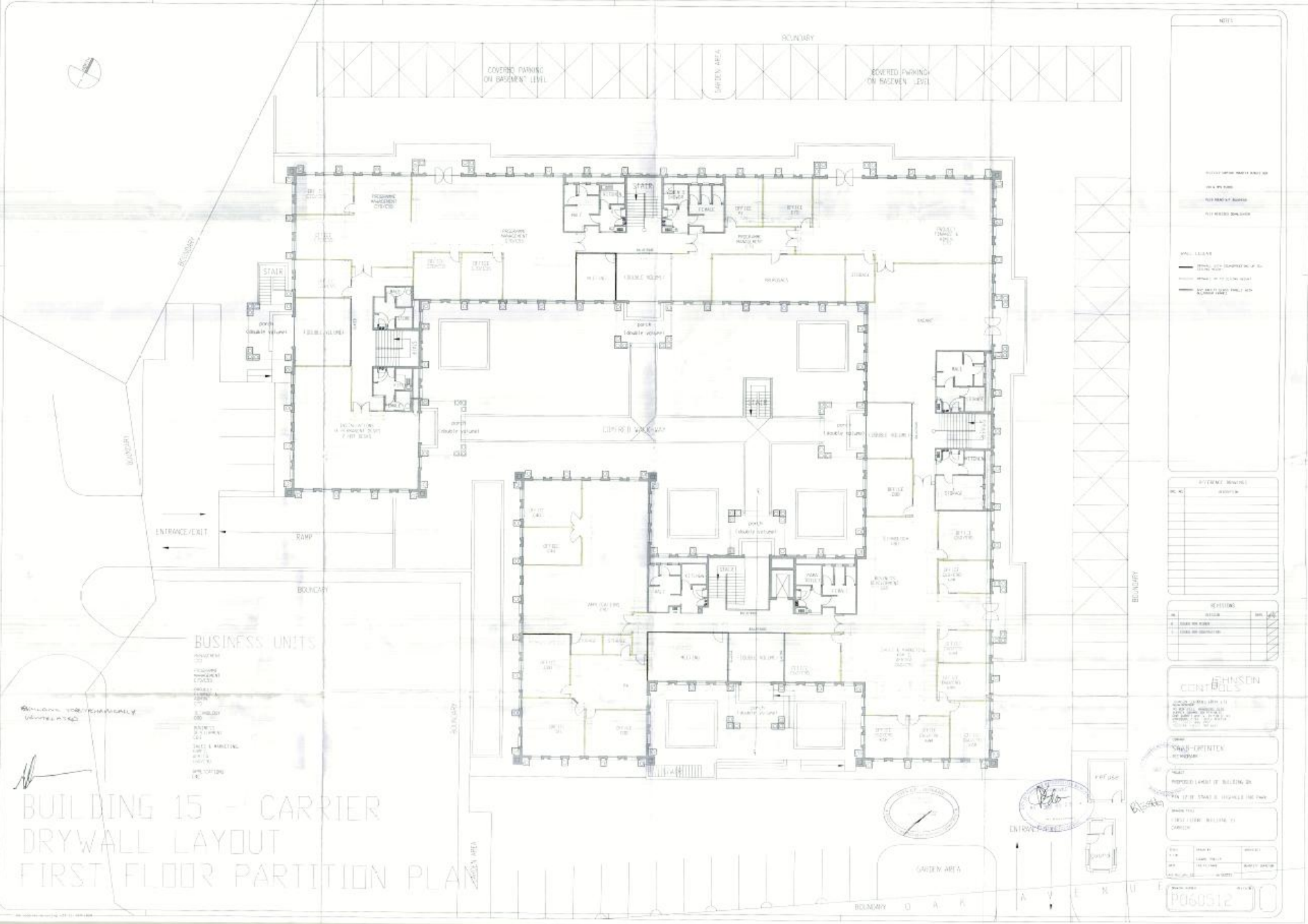
P210 REG. NR. 3867

PROPOSED NEW BUILDINGS ON
SECTION 12 OF STAND B
GRIFFITH INDUSTRIAL PARK
CENTURION

SITE PLAN







SUBDIVISIONAL DIAGRAM

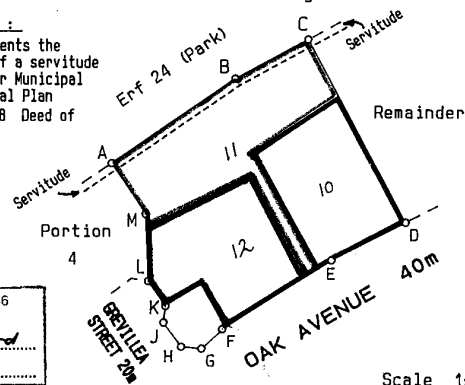
SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES System: LO 29° X		S. G. No.
		Constants:	Y			
			+	0,00	+2800 000,00	2337/1995
AB	96,25	235 40 30	A	+ 81 526,52	+ 62 898,03	Approved  for SURVEYOR- GENERAL 1995-04-06
BC	53,21	241 05 00	B	+ 81 447,03	+ 62 843,76	
CD	132,83	331 48 20	C	+ 81 400,45	+ 62 818,03	
DE	53,20	62 49 10	D	+ 81 337,69	+ 62 935,11	
EF	82,48	57 18 30	E	+ 81 385,02	+ 62 959,41	
FG	18,42	46 24 50	F	+ 81 454,44	+ 63 003,96	
GH	13,25	94 56 10	G	+ 81 467,78	+ 63 016,66	
HJ	19,48	143 27 30	H	+ 81 480,97	+ 63 015,52	
JK	10,61	188 27 30	J	+ 81 492,58	+ 62 999,87	
KL	20,00	143 27 30	K	+ 81 491,02	+ 62 989,37	
LM	43,10	177 51 10	L	+ 81 502,92	+ 62 973,31	
MA	39,00	145 40 30	M	+ 81 504,53	+ 62 930,24	
DUMBELL HILL W. T. 456		Δ	+ 81 641,52	+ 62 125,56		
VERWOERDBURG W. T. 458		Δ	+ 80 349,88	+ 58 674,22		

Description of Beacons

A, B, C, D, E, F, G, H, J, K, L, M : 12mm Round Iron Peg

Servitude Note :

The line ABC represents the northern boundary of a servitude 5,00 metres wide for Municipal purposes vide General Plan S. G. No. A 4141/1988 Deed of



Scale 1:3000

The figure **A B C D E F G H J K L M** represents 2,0378 hectares of land being Portion 5 of Erf 8 in the Township **HIGHVELD**

Province of Transvaal

Surveyed in June 1983 to June 1988, May and August 1993 and February 1995 by me

H.W.P. Brits PLS 0075 Professional Land Surveyor

This diagram is annexed to No. T 52636/1995 d.d. i. f. o. Registrar of Deeds	The original diagram is S. G. No. A7267/1988 Transfer T81170/1988 Grant	File S. R. 931/1995 G. P. A 4141/1988 Comp. JRSQ 429, 448 TP 7460
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SUBDIVISIONAL DIAGRAM

Gery Pettit Surveys

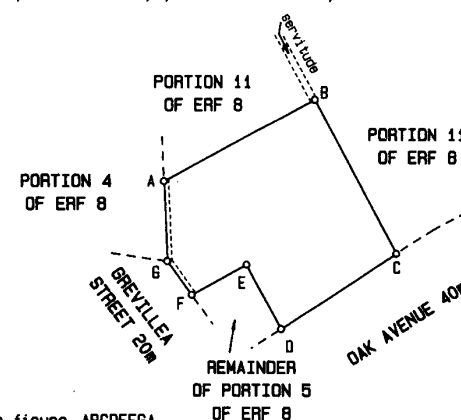
SIDES metres		ANGLES OF DIRECTION		CO-ORDINATES		S. G. No.
				Y System : WG. 29° X		
		Constants :				6103/2001
AB	75,75	242.00.40	A	+ 81 531,33	+ 63 233,74	Approved <i>CR</i> for SURVEYOR- GENERAL 2001.08.24
BC	76,12	331.48.20	B	+ 81 464,45	+ 63 198,19	
CD	60,75	57.18.30	C	+ 81 428,48	+ 63 265,27	
DE	31,75	151.46.50	D	+ 81 479,60	+ 63 298,10	
EF	27,89	61.47.50	E	+ 81 494,62	+ 63 270,12	
FG	18,19	143.27.30	F	+ 81 519,20	+ 63 283,30	
GA	34,98	177.51.10	G	+ 81 530,03	+ 63 268,69	
TRIG BEACONS :						
456 (DUMBELL HILL W. T.)				+ 81 668,63	+ 62 420,94	
458 (VERWOERDBURG WT)				+ 80 376,96	+ 58 969,63	
						Ordinance 15/1988

Description of Beacons :

A, B, C, D, E, F, G 12mm Iron peg.

Servitude Note :

The lines FG and GA represent the western boundary of a powerline and pipeline servitude 2,00 metres wide.



Scale 1/2000

The figure **ABCEFGA** represents 6005 square metres of land being

Portion 12 (a portion of Portion 5) of Erf 8 in the township of **HIGHVELD**

Province of Gauteng
Surveyed in February 2001

by me

G. Pettit PLS0913 Professional Land Surveyor

This diagram is annexed to No. T134350/2001 d.d. i. f. o. PRETORIA Register of Deeds.	The original Diagram is No. 2337/1995 Transfer T 52636/1995 Grant	File Erven S. R. No. 2420/2001 G. P. A 4141/1988 TP 7460 Comp. JRSQ - 428
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292

 JACQUES VAN DER MERWE MAJA INC
 81 JEAN AVENUE
 CENTURION

SEELING	
STAMP DUTY R	
FOOI	
FEES R	5 104-00

Prepared by me

 CONVEYANCER
 LOUISE KÖEKEMOER

VERBIND	MORTGAGED
VIR	118 000 000-00
FOR R	
B	000005237-2020
2020-02-14	

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 000007730/2020

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:

1. Voorwaardes opgelê deur die Nasionale Vervoerkommissie ingevolge
die Wet op Nasionale paaie nr.54 van 1971.

1.1 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 reserve
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.

1.2 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 goedgekeurde 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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NOTES:
