

**PROPERTY
INFORMATION
PACK**



PARK VILLAGE AUCTIONS
Trusted by banks, respected by buyers

**MAJESTIC SILVER TRADING 275
(PTY) LTD**

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

situated at

Building 14, Number 54 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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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

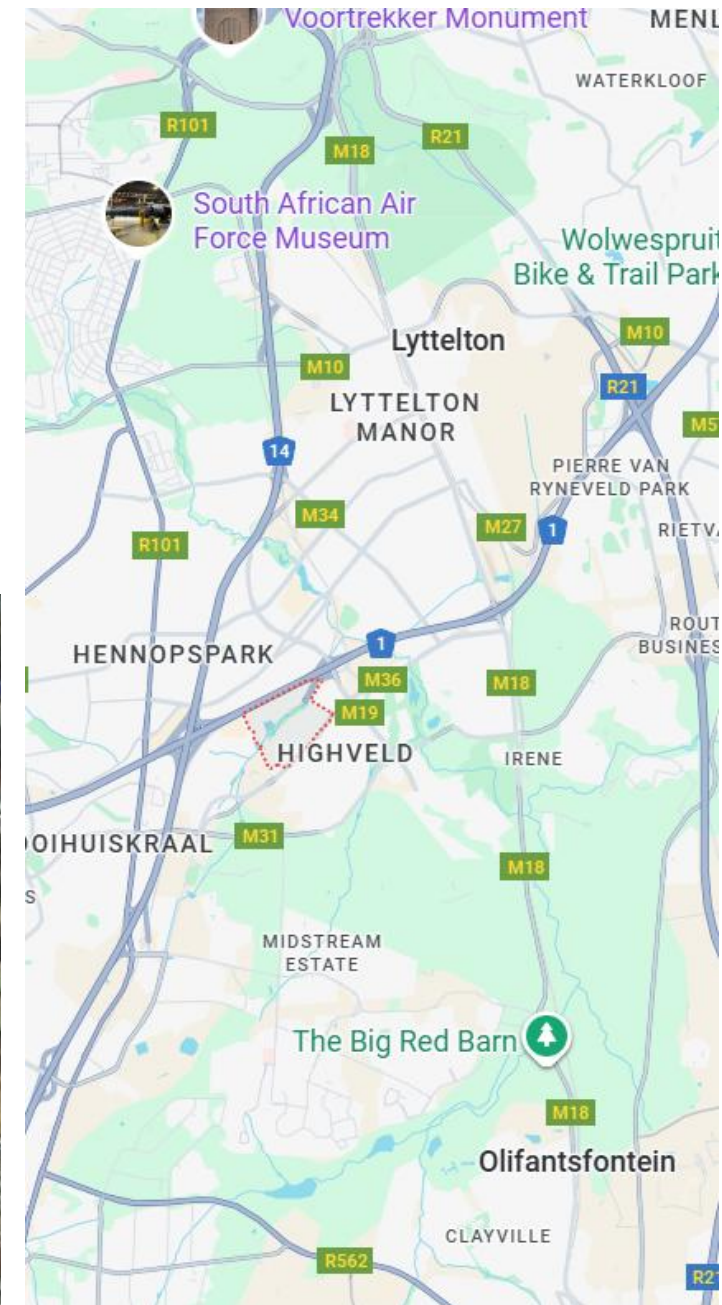
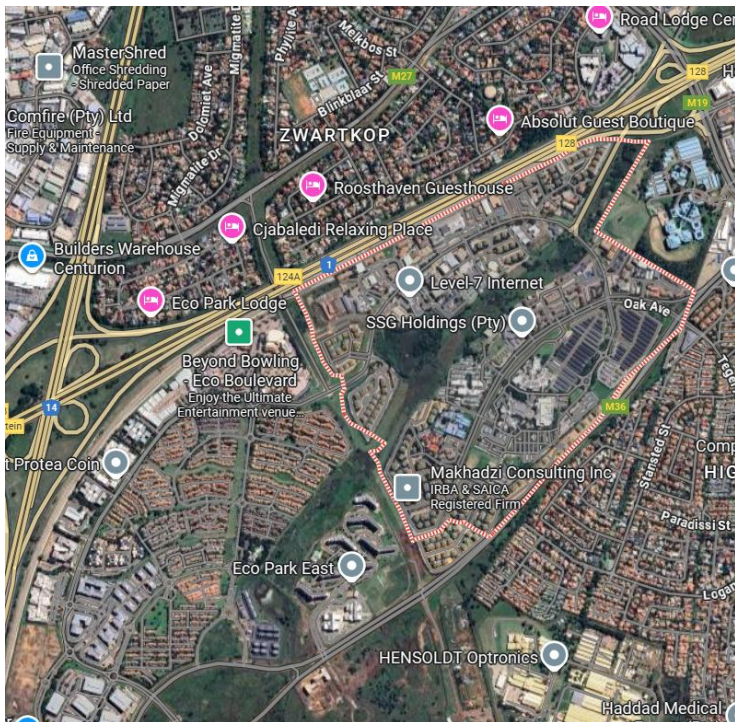
LOCALITY:

Property Address: Building 14, Number 54 Oak Avenue, Highveld Techno Park, Centurion

GPS co-ordinates: -25.874457, 28.187056

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

Title Deed Number: T7730/2020

Registered Extent: 7 856 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: The property is subject to a 2-Metre-wide Servitude for Municipal purpose along any boundary other than a Street boundary.



BUILDING 14, NUMBER 54 OAK AVENUE, TECHNO PARK, CENTURION

THE STAND:

Layout & Topography:

The stand is roughly rectangular in proportion with panhandle driveway giving direct access from Oak Avenue. The topography of the stand is fairly even.

Servitudes:

For detailed information on the Servitude Areas refer to Surveyor General Diagram SG No. 6102/2001.



THE IMPROVEMENTS:

The Office Building & Outbuilding:

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 property offers good, B Grade quality office accommodation that comprises various reception areas, private and open plan offices, meeting rooms and board rooms, kitchens, storerooms and cloakrooms

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:	2 181 m ²
Covered Parking:	1 580 m ²
Total	3 761 m²

Estimated Lettable Area (GLA):

Offices:	2 181 m ²
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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 and on the side of the building are two (2) open customer parking bays plus steel framed under domed IBR roof sheeting carport structures providing covered parking for a further One Hundred and Thirty (130) vehicles.

SURFACE AREAS:

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



BOUNDARY:

The property is bound by steel palisade fencing approximately 2.1 Metres with driveway access from the Business Park's internal driveway and directly from Oak Avenue.

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 building is partly 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 building.

LEASE AGREEMENTS:

Leases in respect of a portions of Building 14 situated on Portion 11 of Erf 8, Number 54 Oak Avenue, Highveld Technopark

Building 14:

Lease Start: 01 December 2023
Initial Period: 3 Years
Area Leased: 1 157 m²
Initial Building Rental: R 52 085.00
Escalation: 7% p.a.

Initial Parking Rental: 40 covered bays include in building rental

Lessee's Operating Cost: R 46 280.00*
Escalation: 7% 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.3	The premises:	RIGHT WING, GROUND FLOOR & RIGHT WING FIRST FLOOR, OFFICE BUILDING NO. 14, (Marked in red on Annexures "A1" and "A2") PORTION 10 OF ERF 8 48 OAK AVENUE, HIGHVELD TECHNOPARK, CENTURION MEASURING APPROXIMATELY 1 157 m ² (hereinafter referred to as "the premises")
A.3.1	Measuring approximately:	± 1 157 m ²
A.3.2	Number of parking bays:	40 COVERED AND 0 UNCOVERED PARKING BAYS (Marked in blue on Annexure "B")
A.3.3	Use of premises:	OFFICES (ADMINISTRATION AND WAREHOUSING AND ANY ANCILLARY USE RELATED TO RUNNING AN ICT DISTRIBUTION BUSINESS) (The premises may be utilized by the lessee for these purposes and for no other purpose)

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A.6.1	Premises Rental: R 52 065.00 per month (R45.00 p/m ² x 1 157m ²) in advance, for the first year of the lease period from 1 December 2023. The premises rental will then be adjusted on the first day of December 2024 and every subsequent year on the first day of December of the lease period, and such adjustments shall be 7% (seven percent) of the premises rental compounded per annum.
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A.6.3	Lessee's Operating Costs: R46 280.00 (R40.00 p/m ² x 1 157 m ²) per month in advance, for the first year of the lease period from 1 December 2023. The operating costs will then be adjusted on the first day of December 2024 and every subsequent year on the first day of December of the lease period, and such adjustments shall be 7% (seven percent) of the operating costs compounded per annum, with the proviso that any increases in rates and taxes, waste management or other municipal or local charges that may be raised in respect of the premises and which exceed the 7% escalation shall be added to the operating costs payable by the lessee in terms hereof.
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MUNICIPAL INFORMATION:

MUNICIPAL VALUATION:

Land & Improvements:	<u>R 22 000 000.00</u>
Total:	R 22 000 000.00

MUNICIPAL ACCOUNT:

Rates & Taxes:

Account Number:	5016712482
Monthly Rates:	R 53,698.33

Electricity:

Account Number:	5018275269
Average Consumption:	R 34 152.08

ZONING:

Industrial 2



WinDeed Property

PRETORIA, HIGHVELD, 8, 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 11:25	Township	HIGHVELD
Reference	-	Erf Number	8
Report Print Date	2023/07/20 11:25	Portion Number	11
Deeds Office	Pretoria		

REGISTERED PROPERTY DETAILS

Property Type	ERF	Diagram Deed Number	T134353/2001
Erf Number	8	Registered Size	7586.0000SQM
Portion Number	11	Municipality	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Township	HIGHVELD	Province	GAUTENG
Registration Division	JR	Coordinates (Lat/Long)	-25.874457 / 28.187056
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

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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	68 OAK AVENUE, HIGHVELD	20 000	30 000 000	166	2022/03/10	2022/08/31
B	14 ESDORING STREET, HIGHVELD	8 002	15 750 000	251	2022/12/21	2023/03/29
C	11 ESDORING STREET, HIGHVELD TECHNO PARK	158	2 221 800	257	2022/12/08	2023/03/14
C	11 ESDORING STREET, HIGHVELD TECHNO PARK	88	1 207 500	257	2022/01/21	2022/06/06
D	108 WITCH-HAZEL AVENUE, HIGHVELD	4 701	16 500 000	322	2023/01/30	2023/06/30
E	102 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	516	9 700 000	312	2022/07/19	2022/09/09
E	102 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	562	9 700 000	312	2022/07/19	2022/09/09
E	102 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	303	3 650 000	312	2021/11/10	2022/08/23
E	102 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	230	3 650 000	312	2021/11/10	2022/08/23
F	120 WITCH-HAZEL AVENUE, HIGHVELD	4 000	12 200 000	307	2022/04/01	2022/05/24

G	132 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	1 694	4 430 000	323	2021/12/10	2022/06/21
H	160 WITCH-HAZEL AVENUE, HIGHVELD	2 002	13 800 000	366	2022/07/11	2022/10/26
I	169 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	300	4 203 972	354	2020/10/13	2021/04/12
I	169 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	300	281 077	354	2020/10/13	2021/04/12
I	169 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	300	4 203 972	354	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	B5237/2020	ABSA BANK LTD	118 000 000
2	B6210/2021	ABSA BANK LTD	55 000 000
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	B97694/2007	5 000 000	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	-

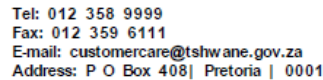
AMENITIES (30)

#	Name	Type	Distance (m)
1	ENGEN	TRANSPORT AND PUBLIC SERVICES	867

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PARK VILLAGE AUCTIONS
Trusted by banks, respected by buyers



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DATE	DETAILS	AMOUNT (R) (excluding VAT)	VAT (R)	AMOUNT (R) (including VAT)
03/08/25	Balance Brought Forward	11,109,019.95	0.00	11,109,019.95
01/09/25	Sub Total (A)	11,109,019.95	0.00	11,109,019.95
01/09/25	Miscellaneous Charges	89,009.27	0.00	89,009.27
01/09/25	Property Rates	53,698.33	0.00	53,698.33
01/09/25	Waste Management	388.74	58.31	447.05
01/09/25	Water	2,775.18	416.28	3,191.46
01/09/25	Sanitation	789.91	118.49	908.40
	VAT 14% on services of R 0.00		0.00	
	VAT 15% on services of R 3953.83		593.08	
	Total Current Levy (B)	146,661.43	593.08	147,254.51
	TOTAL AMOUNT PAYABLE (A+ B)	11,255,681.38	593.08	11,256,274.46

Name MAJESTIC SILVER TRADING 275		Final date for payment 22/09/25	Account no 5016712482
			11,256,274.46
EasyPay >>>>> 0 1945 5016712482 5			
Post Office >>>>> 0247 5016712482			

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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.

5018275269

Page no. 2 of 2

COPY TAX INVOICE: 250006418033
 CITY OF TSHWANE VAT REG NO 4000142267

Issued: 01/09/25

MAJESTIC SILVER TRADING 275
 PO BOX 911
 IRENE
 0062

Account No.

5018275269

200700363207 / 4210249266

Page no. 1 of 2

Account for PPAM11M	Stand no. 00008	Township HIGHVELD	Days
Address 54 OAK AVENUE	Sectional title scheme	Unit no. 00000	
Meter reading unit PPAM109	Group account	Deposit date	Deposit 0.00
		Guarantee date	Guarantee 0.00
Giskey: 029800008/11		BP: 1007824	

DATE	DETAILS	AMOUNT (R) (excluding VAT)	VAT (R)	AMOUNT (R) (including VAT)
07/08/25	Balance Brought Forward	653,977.82	0.00	653,977.82
01/09/25	Sub Total (A)	653,977.82	0.00	653,977.82
01/09/25	Miscellaneous Charges	3,834.18	0.00	3,834.18
01/09/25	Smart Prepaid	34,152.08	5,122.81	39,274.89
	VAT 14% on services of R 0.00		0.00	
	VAT 15% on services of R 34152.08		5,122.81	
	Total Current Levy (B)	37,986.26	5,122.81	43,109.07
	TOTAL AMOUNT PAYABLE (A+ B)	691,964.08	5,122.81	697,086.89

30-90 Days	90+ Days	Total charge (excluding VAT)	Total VAT	Total charge (including VAT)
101,193.90	552,783.92	691,964.08	5,122.81	697,086.89
OVERDUE AMOUNT	DUE DATE	IMMEDIATELY		653,977.82
CURRENT ACCOUNT	DUE DATE	01/09/25	AMOUNT PAYABLE	43,109.07
Name MAJESTIC SILVER TRADING 275		Final date for payment 01/09/25	Account no 5018275269	697,086.89
EasyPay >>>>> 0 1945 5018275269 1				
Post Office >>>>> 0247 5018275269				

DATE	DETAILS	AMOUNT (R) (excluding VAT)	VAT (R)	AMOUNT (R) (including VAT)
07/08/25	Balance Brought Forward	653,977.82	0.00	653,977.82
07/08/25	SUB TOTAL (A)	653,977.82	0.00	653,977.82
01/09/25	Miscellaneous Charges	3,834.18	0.00	3,834.18
01/09/25	Smart Prepaid	12,211.78	1,831.77	14,043.55
	Demand Charge ELOWV Time of Use	1,573.60	236.04	1,809.64
	Off Peak Energy Charge ELOWV Time Of Use	6,783.02	1,017.45	7,800.47
	Peak Energy Charge ELOWV Time of Use	8,590.80	1,288.62	9,879.42
	Standard Energy Charge ELOWV TOU	4,992.88	748.93	5,741.81
	Fixed Charge ELOWV Time of Use			
	Reading dates: Curr 31/08/25 Prev 01/08/25 (31 days)			
	Meter: 3507443062550(Act.) Curr 129254 Cons 944 KWH (E_PK_PP)			
	Meter: 3507443062550(Act.) Curr 222089 Cons 998 KWH (E_OP_PP)			
	Meter: 3507443062550(Act.) Curr 439251 Cons 3121 KWH (E_STD_PP)			
	Reading dates: Curr 31/08/25 Prev 31/08/25 (1 days)			
	Meter: 3507443062550(Act.) Curr 0 Prev 0 Cons 34 KVA			
01/09/25	VAT		0.00	
	VAT 14% on services of R0		5,122.81	
	VAT 15% on services of R34152.08			
	TOTAL CURRENT LEVY (B)	37,986.26	5,122.81	43,109.07
	TOTAL AMOUNT PAYABLE (A+ B)	691,964.08	5,122.81	697,086.89

ZONING CERTIFICATE:



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: geinfoservice@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): 029800008/11

ZONING KEY: 029800008/11

SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: Erf 11/8 HIGHVELD (54 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-P18

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 Tsweletsopole ya Ekonomi le Polane ya Sebaka • UmNyango wezokuthuthukiswa kwezomVotho namaPlani weeNdawo • Kgoro ya Tihabollo ya Ekonomi le Thulaganyo ya Mafelo • Mufasho wa Mveledizo ya Ekonomi na Vupulani ha Fethu • Ndawulo ya Nhluvukiso wa Ikonomi na Vupulani bya Ndhawo • Umnyango wezokuthuthukiswa komothe Nohlelwa 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)
		(P78-1)				
		Northern and western boundary (P78-1)				1,3 m high wire fence
	119-132	Southern boundary (P78-1)	16			1,3 m high wire fence
Hestepark X5	40-51	Southern boundary (P78-1)	16			1,3 m high wire fence
Heuwelood 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% 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

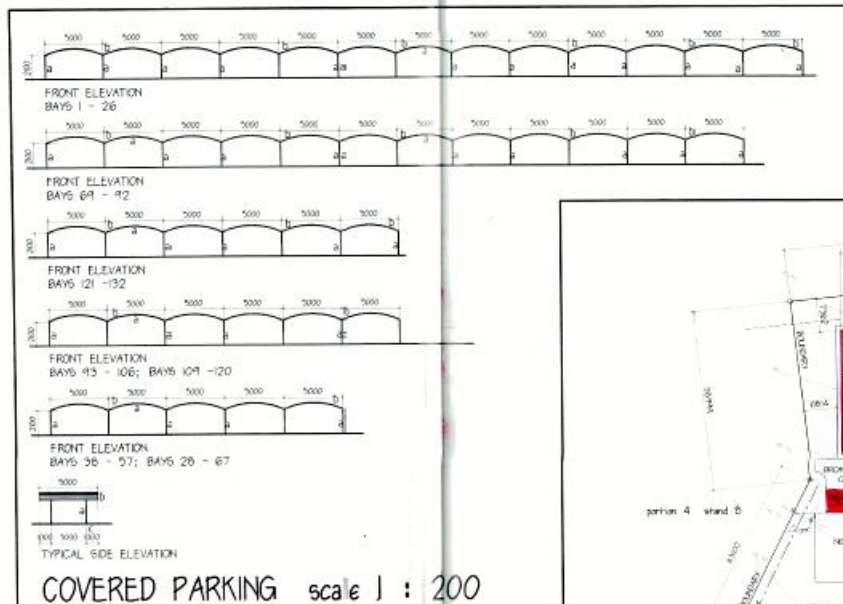
WYSIGINGSKEMA 302 VEL 2 VAN 2 VELLE

Deur die byvoeging van die volgende boulyne tot tabel E

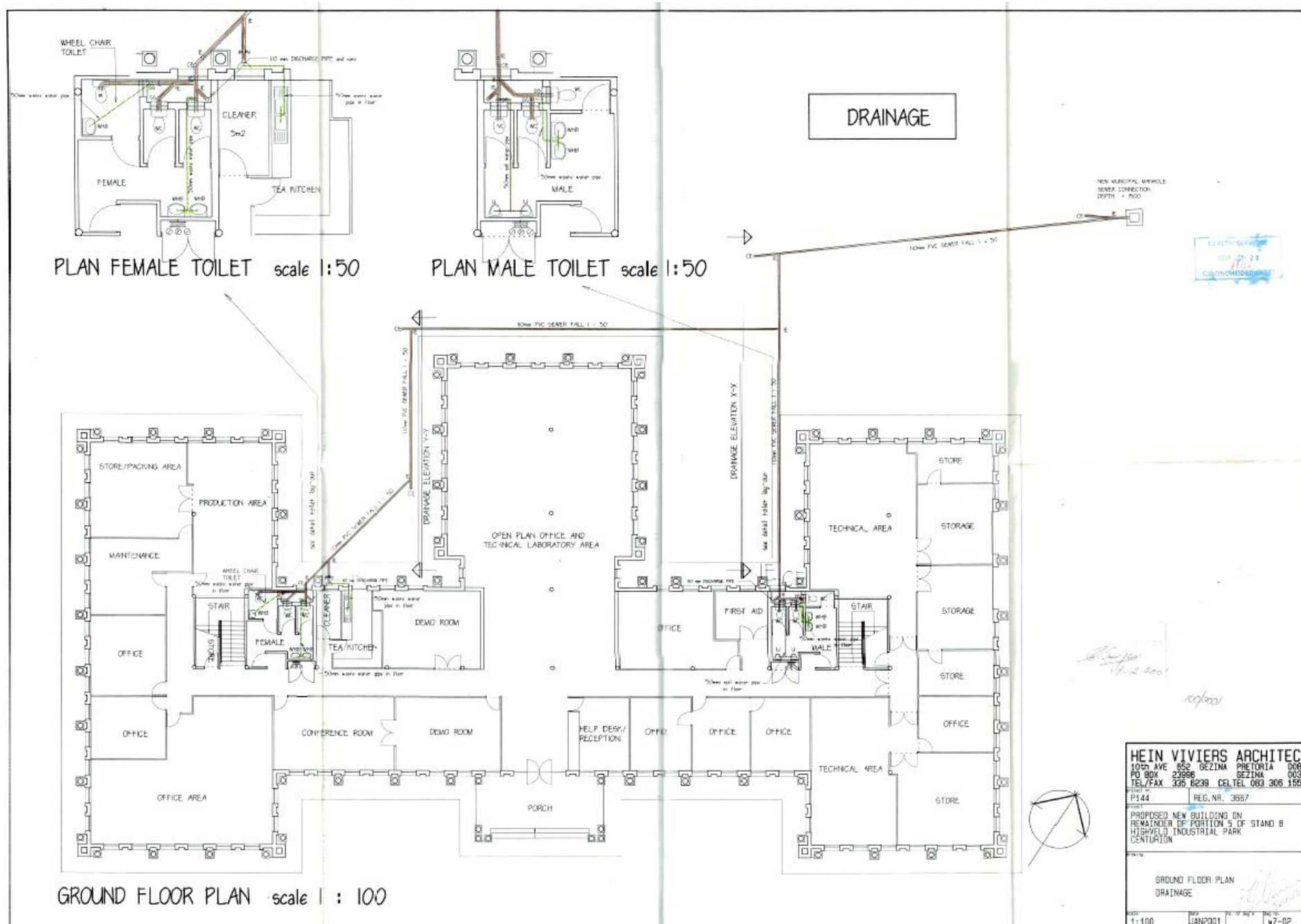
DORP	ERF	BOULYNE	BETROKKE GRENS/E	PAD/GRENS WAAR GEEN TOEGANG	TOEGANG BEPERK TOT	FISIESE VERSERRING	W/S NO
Highveld	1-3, 15-18, 25	20m	Pad N1-21	langs grens met Pad N1-21			
Highveld	12, 13, 23	16m	Pad K111	langs Pad K111		langs Pad K111	
Highveld	14, 22	20m 16m	Pad N1-21 Pad K111	langs Paaie N1-21 en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

Stadsraad van Verwoerdburg
 City Council of Verwoerdburg

 Goedgekeur/Approved



RECENT PROOFING THE BUILDING SHALL BE MADE RECENT- PROOF ACCORDING TO GOVERNMENT REGU- LATION R1411, 23 SEPTEMBER 1986.	The building must comply with the following requirements of SABS 400 part 1: TT1 : Fire door (General) TT2 : Fire stop (25% of structure) elements or components TT3 : Internal walls and partitioning TT12 : Sillings TT13 : Floor coverings TT23 : Marking and signposting TT33 : Alter rectification for firelighting surrounds TT34 : New walls TT37 : Possible fire extinguishers TT42 : Smoke control
LIST OF MUNICIPAL DRAWINGS	
BUILDING AND FIRE PROTECTION	
W1-01	SITE PLAN
W1-03	SITE PLAN - PAVING, STORMWATER
W2-01	GROUND FLOOR PLAN
W2-02	FIRST FLOOR PLAN
W3-01	SECTIONS A-A, B-B
W3-02	SECTIONS C-C, D-D, E-E, F-F
W4-01	ELEVATIONS
W6-01	WINDOW SCHEDULE
DRAINAGE	
W7-01	DRAINAGE SITE PLAN
W7-02	DRAINAGE GROUND FLOOR PLAN
W7-03	DRAINAGE FIRST FLOOR PLAN
W7-04	DRAINAGE ELEVATIONS
LEGEND FOR CARPORTS	
a. H10 (steel) framework with integral gutters to engineer's spec. Steelwork below ground (SWS) treated with bituminous paint and to manufacturer's spec.	
b. 0,2m 100 x 100 x 10mm chrome-plating fixed to manufacturer's spec.	
c. 300 x 300 x 200 (min) cast steel concrete column 100mm	
FIRE PROTECTION PLAN LEGEND BUILDING CLASSIFICATION - C3 30m x 20mm Fire-hose reel	
	CO2 fire extinguisher 9kg
	CO2 fire extinguisher
	BCF fire extinguisher
	ES no fire hydrant
HEIN VIVIERS ARCHITECT 1001 AVE 952 BEZINA PRETORIA 0084 PO BOX 23986 BEZINA 0031 TEL/FAX 335 0239 CELTEL 063 306 1561	
P144	REG. NR. 3657
PROPOSED NEW BUILDING REMAINDER OF PORTION 5 OF STAND 8 HIGHVELD INDUSTRIAL PARK CENTURION	
SITE PLAN	
Scale 1:500	Date DEC2000
No. of sheets 1 of 1	Page No. N1-01

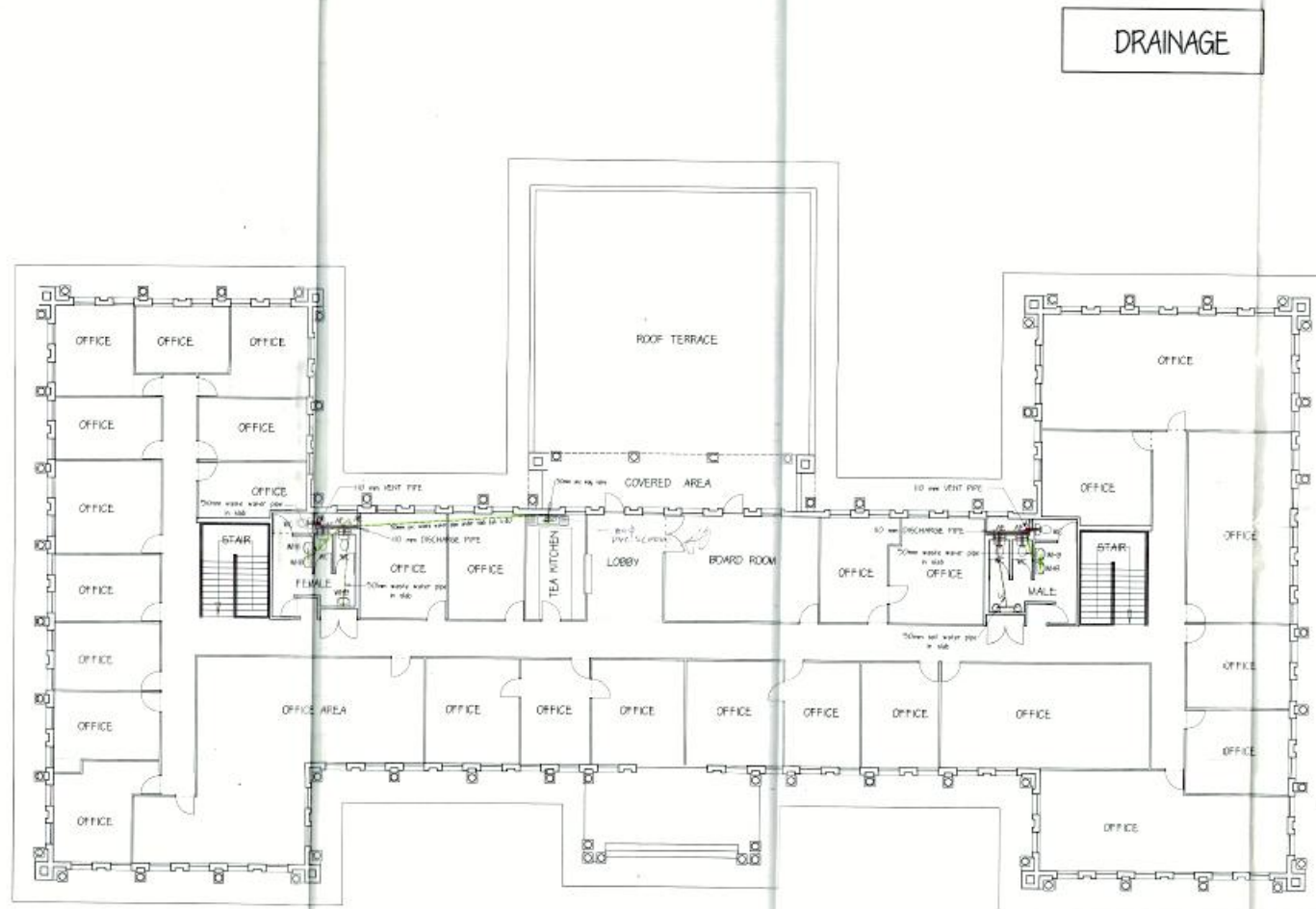


HEIN VIVIERS ARCHITECT
10th AVE 652 GEZINA PRETORIA 0084
PO BOX 23966 GEZINA 0031
TEL/FAX 335 6239 CEL TEL 083 306 1551

PROPOSED NEW BUILDINGS ON
REMAINDER OF PORTION 5 OF STAND B
HIGHVELD INDUSTRIAL PARK
CENTURION

GROUND FLOOR PLAN
DRAINAGE

1:100 JAN2001 47-02



FIRST FLOOR PLAN scale 1 : 100

HEIN VIVIERS ARCHITECT			
10th AVE 852	GEZINA	PRETORIA	0084
PO BOX	23866	GEZINA	0031
TEL/FAX	335 6239	CELTEL	083 306 1551
P144		REG. NR. 3867	
PROPOSED NEW BUILDING ON REMAINDER OF PORTION 5 OF STAND 8 HIGHWELD INDUSTRIAL PARK CENTURION			
FIRST FLOOR PLAN DRAINAGE			
SCALE 1:100	DATE JAN2001	FIG. NO. 17-03	DATE 17-03

SUBDIVISIONAL DIAGRAM

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES System: LO 29° X	S. G. No.
	Constants:	+ 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	
VERWOERBURG 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

ORD. No. 15/1986
ART./SECT. 92
Certificate and
Plan.

The figure 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

Bery Pettit (surveys)

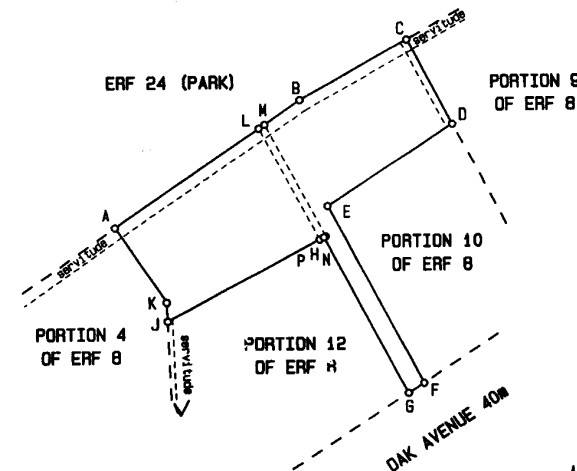
This diagram comprises 2 Sheets
Sheet 2

Description of Beacons :
A, B, C, D, E, F, G, H, J, L, M, N, P 12mm Iron peg.
K 12mm Hole in concrete.

- Servitude Notes :**
- 1) 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
 - 2) The figure LMNPL represents a servitude 3,00 metres wide for Municipal purposes and measures 163 square metres.
 - 3) The line CD represents the eastern boundary of a servitude 3,00 metres wide vide Diagram S.G. No. 1326/2001; Deed of

S. G. No.
6102/2001
Approved

for
SURVEYOR-
GENERAL
2001-08-24
Ordinance 15/1988
Section 92
Plan and Certificate



Scale 1/2000

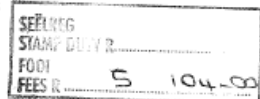
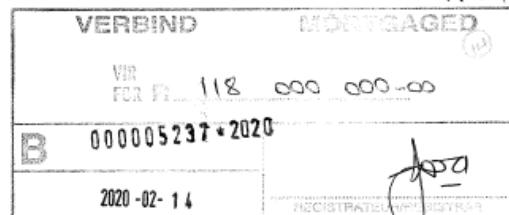
Surveyed in February 2001

by me

G. Pettit PLS0913 Professional Land Surveyor



292

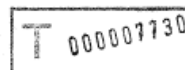
 JACQUES VAN DER MERWE MAJA INC
 81 JEAN AVENUE
 CENTURION

 Prepare
 CONVEY,
 LOUISE KÖEKE


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


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

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Page 12

 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:
