



MAJESTIC SILVER TRADING 275 (PTY) LTD

Portion 10 of Erf 8 Highveld, Centurion,
Pretoria, Gauteng Province

situated at

Buildings 11 & 12, Number 50 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 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.

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Jaco du Toit

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E-mail: auctions@parkvillage.co.za

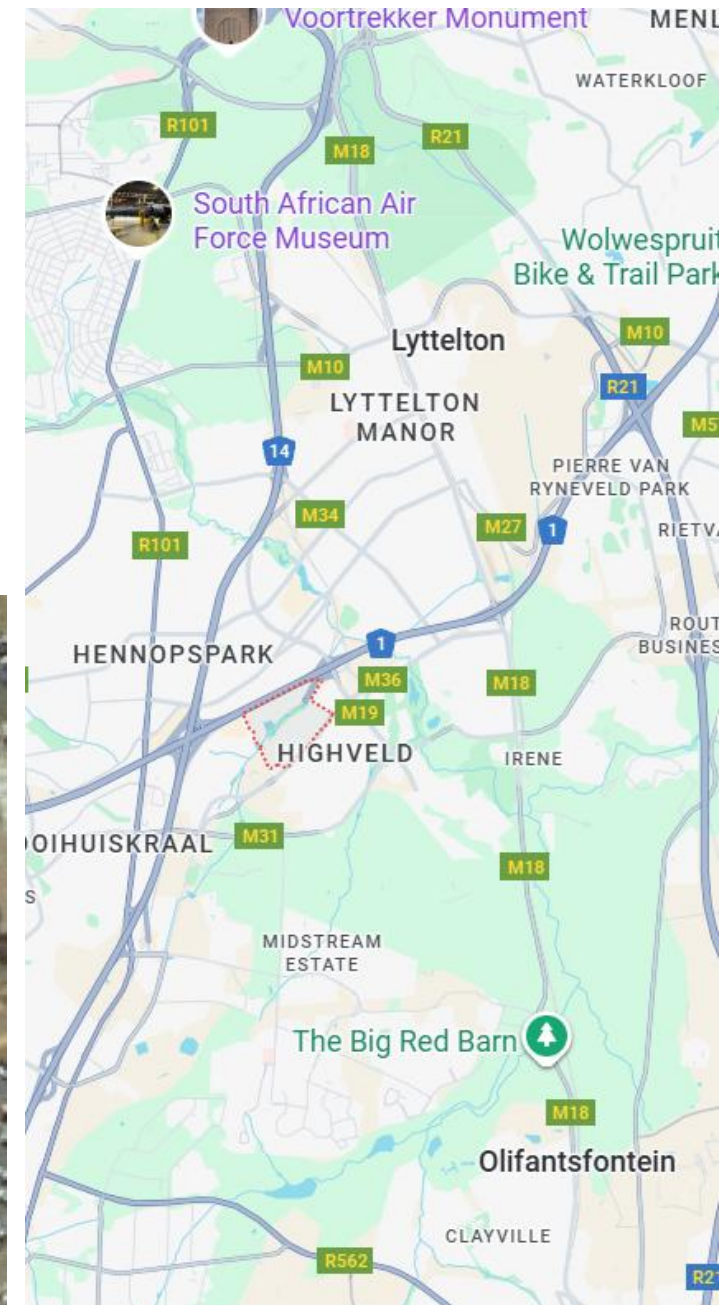
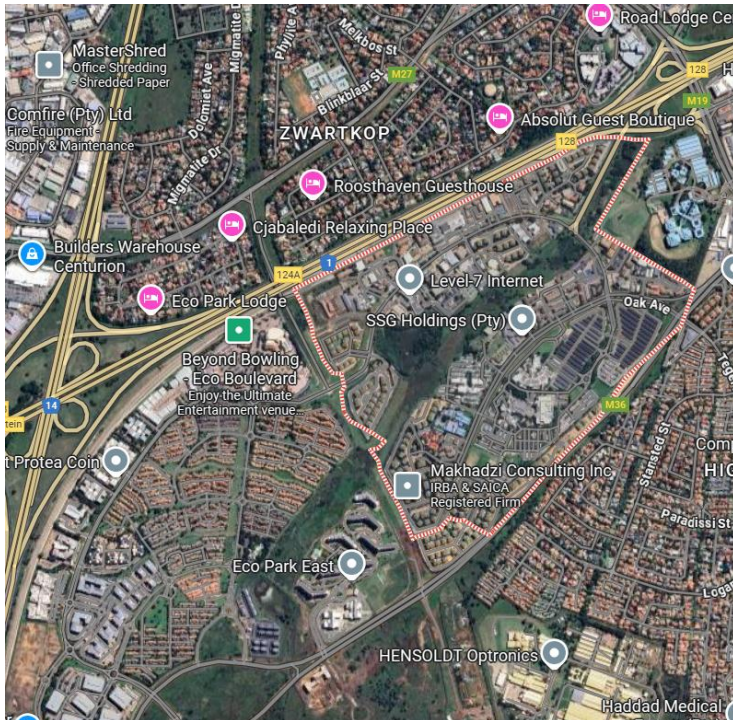
LOCALITY:

Property Address: Buildings 11 & 12, Number 50 Oak Avenue, Highveld Techno Park, Centurion

GPS co-ordinates: -25.874713, 28.187693

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

Title Deed Number: T7730/2020

Registered Extent: 5 719 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.



BUILDINGS 11 & 12, NUMBER 50 OAK AVENUE, TECHNO PARK, CENTURION

THE STAND:

Layout & Topography:

The stand is roughly rectangular in proportion with the shorter perimeter having street frontage onto Oak Avenue and with driveway access from the Business Parks’ internal driveway and directly from Oak Avenue via own entrance and egress driveway gate. The topography of the stand is fairly even.

Servitudes:

For detailed information on the Servitude Areas refer to Surveyor General Diagram SG No. 11037/2000.

THE IMPROVEMENTS:

The Office Building & Outbuilding:

The property has been improved with two (2) free-standing, double storey office buildings of face-brick walling fitted with aluminium framed glazing under pitched and tile roofing structure offering good, B Grade quality office accommodation.

The front Building 11 comprises entirely office accommodation offering various reception areas, private and open plan offices, meeting rooms and board rooms, kitchens, storerooms and cloakrooms with outbuilding comprising a dry-refuse disposal area.



The back Building 12 comprise two (2) separate garage workshop / warehouses, each with own cloakroom and office /reception with the upper level comprising entirely of 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:	3 246 m ²
Covered Parking:	490 m ²
Total	3 736 m²

Estimated Lettable Area (GLA):

Offices:	3 231 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 back of the buildings are steel framed under domed IBR roof sheeting carport structures providing covered parking for around Fifty-Two (52) vehicles.

SURFACE AREAS:

The driveways and parking areas are brick paved with cement side curbing. The walkways around the building is also brick paved and garden areas improved 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 property is occupied by multiple tenants.

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 a portions of Buildings 11 & 12 situated on Portion 10 of Erf 8, Number 50 Oak Avenue, Highveld Technopark

BUILDING 11:

Lease 1:

Lease Start: 01 March 2023
Initial Period: 3 Years
Area Leased: 300 m²
Initial Building Rental: R 33 300.00
Initial Parking Rental: 10 Bays included in Building Rental
Escalation: 8% p.a.

Lease 2:

Lease Start: 01 July 2023
Initial Period: 3 Years
Area Leased: 300 m²
Initial Building Rental: R 14 000.00
Initial Parking Rental: 10 Bays included in Building Rental
Escalation: 8% p.a.
Lessee's Operating Costs: R 9 000.00* @ 10% pa

Lease 3:

Lease Start: 01 March 2023
Initial Period: 3 Years and 4 Months
Area Leased: 300 m²
Initial Building Rental: R 24 278.80
Initial Parking Rental: 10 Bays included in Building Rental
Escalation: 8% p.a.
Lessee's Operating Costs: R 9 121.20* @ 8% pa

1.	LEASED PREMISES:	FIRST FLOOR, LEFT SIDE OF BUILDING 11, 48 OAK AVENUE, HIGHVELD, CENTURION MEASURING APPROXIMATELY 300m ²
2.	PERIOD OF LEASE:	3 (THREE) year(s) and 4 (FOUR) months commencing from 01 MARCH 2023
3.	OPTION PERIOD:	3 (THREE) year(s) at market related rentals at that time.
4.1	GROSS RENTAL:	R 33,400.00

A.3	The premises:	LEFT WING OF OFFICE BUILDING NO. 11, FIRST FLOOR, (Marked "Mvusuludzo" on Annexure "A") PORTION 10 OF ERF 8 48 OAK AVENUE HIGHVELD TECHNOPARK CENTURION (hereinafter referred to as "the premises")
A.3.1	Measuring approximately:	± 300 m ²
A.3.2	Number of parking bays:	10 COVERED AND 0 UNCOVERED PARKING BAYS

A.3	The premises:	RIGHT WING OF OFFICE BUILDING NO. 11, FIRST FLOOR, (Marked "Concept Recoveries" on Annexure "A") PORTION 10 OF ERF 8 50 OAK AVENUE HIGHVELD TECHNOPARK CENTURION (hereinafter referred to as "the premises")
A.3.1	Measuring approximately:	± 300 m ²
A.3.2	Number of parking bays:	10 COVERED AND 0 UNCOVERED PARKING BAYS

BUILDING 12:

Lease 1:

Lease Start: 01 January 2024
Initial Period: 3 Years
Area Leased: 595 m²
Initial Building Rental: R 29 750.00

Initial Parking Rental: 8 Bays @ R 2 240.00 pm
Escalation: 7% p.a.

Lessee's Operating Cost: R 17 850.00*
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*

Lease 2:

Lease Start: 01 July 2023
Initial Period: 3 Years
Area Leased: 798.2 m²
Initial Building Rental: R 69 997.20

Initial Parking Rental: 8 Bays @ R 2 240.00 pm
Escalation: 7% p.a.

Lessee's Operating Cost: R 2 925.00 escalating @ 5% pa for maintenance plus proportionate share of rates & taxes, waste management and security costs

A.3	The premises:	LEFT WING OF OFFICE BUILDING NO. 12, GROUND FLOOR, (Marked "Highveld Autoworks" on Annexure "A") PORTION 10 OF ERF 8 50 OAK AVENUE HIGHVELD TECHNOPARK CENTURION (hereinafter referred to as "the premises")
A.3.1	Measuring approximately:	± 595 m ²
A.3.2	Number of parking bays:	8 COVERED AND 0 UNCOVERED PARKING BAYS
A.3.3	Use of premises:	WORKSHOP (AUTOMOTIVE SERVICES)
Page 2 of 34		

A PORTION OF OFFICE BUILDING NO.12 (RHS)	
(Marked Tenant 1 plus 50% of the common area as indicated in Annexure "A") (798.2m ²)	
PORTION 10 OF ERF 8	
50 OAK AVENUE	
HIGHVELD TECHNOPARK	
CENTURION	
(SITUATED IN THE CAMPUS KNOWN AS 48 OAK AVENUE OFFICE PARK)	
(hereinafter referred to as "the premises")	

MUNICIPAL INFORMATION:

MUNICIPAL VALUATION:

Land & Improvements: R 30 000 000.00
Total: R 30 000 000.00

MUNICIPAL ACCOUNT:

Rates & Taxes:

Account Number: 5016712474
Monthly Rates: R 73 225.00

Electricity:

Account Number: 5017655644
Average Consumption: R 57 136.28

ZONING:

Industrial 2





WinDeed Property

PRETORIA, HIGHVELD, 8, 10

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 11:27	Township	HIGHVELD
Reference	-	Erf Number	8
Report Print Date	2023/07/20 11:27	Portion Number	10
Deeds Office	Pretoria		

REGISTERED PROPERTY DETAILS

Property Type	ERF	Diagram Deed Number	T 60783/2001
Erf Number	8	Registered Size	5716.0000SQM
Portion Number	10	Municipality	CITY OF TSHWANE METROPOLITAN MUNICIPALITY
Township	HIGHVELD	Province	GAUTENG
Registration Division	JR	Coordinates (Lat/Long)	-25.874713 / 28.187693
Deed Office	PRETORIA		

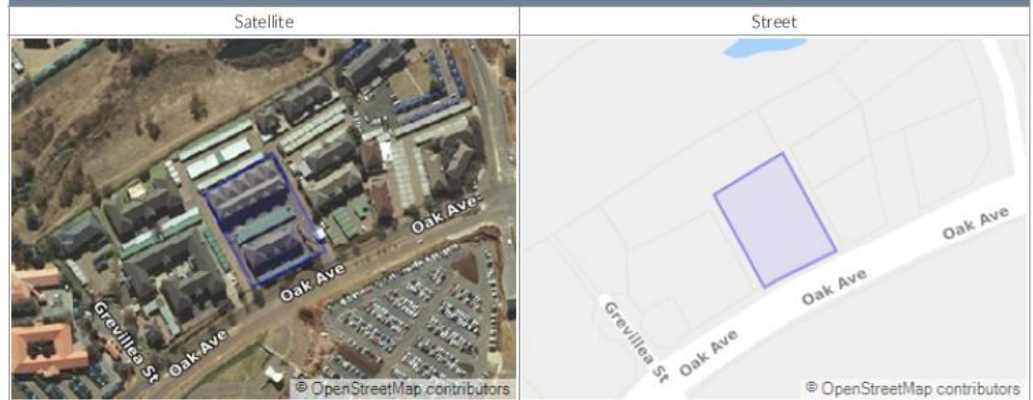
OWNER INFORMATION (1)

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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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	68 OAK AVENUE, HIGHVELD	20 000	30 000 000	198	2022/03/10	2022/08/31
B	108 WITCH-HAZEL AVENUE, HIGHVELD	4 701	16 500 000	278	2023/01/30	2023/06/30
C	102 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	516	9 700 000	277	2022/07/19	2022/09/09
C	102 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	562	9 700 000	277	2022/07/19	2022/09/09
C	102 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	303	3 650 000	277	2021/11/10	2022/08/23
C	102 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	230	3 650 000	277	2021/11/10	2022/08/23
D	11 ESDORING STREET, HIGHVELD TECHNO PARK	158	2 221 800	299	2022/12/08	2023/03/14
E	120 WITCH-HAZEL AVENUE, HIGHVELD	4 000	12 200 000	284	2022/04/01	2022/05/24
F	14 ESDORING STREET, HIGHVELD	8 002	15 750 000	320	2022/12/21	2023/03/29
D	11 ESDORING STREET, HIGHVELD TECHNO PARK	88	1 207 500	299	2022/01/21	2022/06/06

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G	132 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	1 694	4 430 000	340	2021/12/10	2022/06/21
H	10 EINSTEIN STREET, HIGHVELD	1 161	1 850 000	391	2022/10/09	2022/12/09
I	160 WITCH-HAZEL AVENUE, HIGHVELD	2 002	13 800 000	430	2022/07/11	2022/10/26
J		6 090	1 500 000	446	2022/02/09	2022/04/06
K	10 PIETER STREET, HIGHVELD TECHNO PARK	1 640	3 900 000	417	2020/11/25	2021/08/31

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	8 977 638	2 633	3 410
Lowest Priced Property	1 207 500	13 722	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 (8)

#	Document	Amount (R)	Holder
1	B51217/2014	20 000 000	NEDBANK LTD
2	B42882/2013	35 000 000	-
3	B42099/2008	58 968 000	-
4	T83459/2007	15 300 000	EGAN PROP GROUP PTY LTD
5	B103833/2007	4 930 000	-
6	T60783/2001	-	SEMIRA INV PTY LTD
7	B57021/1999	5 000 000	BOE BANK LTD
8	VA8935/2006	100 013 805	SEMIRA INV PTY LTD

AMENITIES (30)

#	Name	Type	Distance (m)
1	ENGEN	TRANSPORT AND PUBLIC SERVICES	812
2	HIGHVELD PARK	TRANSPORT AND PUBLIC SERVICES	881
3	BP	TRANSPORT AND PUBLIC SERVICES	991

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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.

5016712474

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COPY TAX INVOICE: 987507160508
CITY OF TSHWANE VAT REG NO 4000142267

Issued: 01/09/25

MAJESTIC SILVER TRADING 275
PO BOX 911
IRENE
0062

Account No.

5016712474

200700363207 / 4210249266

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Account for P01	Stand no. 00008	Township HIGHVELD	Days 30
Address 50 OAK AVENUE	Sectional title scheme 00000	Meter reading unit 01KVA02A	Group account 12/08/22
Deposit date 12/08/22	Deposit 542.00	Guarantee date 0.00	Guarantee 0.00
Giskey: 029800008/10	BP: 1007824		

DATE	DETAILS	AMOUNT (R) (excluding VAT)	VAT (R)	AMOUNT (R) (including VAT)
03/08/25	Balance Brought Forward	3,769,685.29	0.00	3,769,685.29
01/09/25	Sub Total (A)	3,769,685.29	0.00	3,769,685.29
01/09/25	Miscellaneous Charges	30,279.49	0.00	30,279.49
01/09/25	Property Rates	73,225.00	0.00	73,225.00
01/09/25	Waste Management	16,327.08	2,449.06	18,776.14
01/09/25	Water	2,855.62	428.34	3,283.96
01/09/25	Sanitation	812.81	121.92	934.73
	VAT 14% on services of R 0.00		0.00	
	VAT 15% on services of R 19995.51		2,999.32	
	Total Current Levy (B)	123,500.00	2,999.32	126,499.32
	TOTAL AMOUNT PAYABLE (A+ B)	3,893,185.29	2,999.32	3,896,184.61

30-90 Days	90+ Days	Total charge (excluding VAT)	Total VAT	Total charge (including VAT)
389,423.61	3,380,261.68	3,893,185.29	2,999.32	3,896,184.61
OVERDUE AMOUNT	DUE DATE	IMMEDIATELY		3,769,685.29
CURRENT ACCOUNT	DUE DATE	22/09/25	AMOUNT PAYABLE	126,499.32
Name	Final date for payment	Account no		
MAJESTIC SILVER TRADING 275	22/09/25	5016712474		3,896,184.61
EasyPay >>>>> 9 1945 5016712474 2				
Post Office >>>>> 0247 5016712474				

DATE	DETAILS	AMOUNT (R) (excluding VAT)	VAT (R)	AMOUNT (R) (including VAT)
03/08/25	Balance Brought Forward	3,769,685.29	0.00	3,769,685.29
03/08/25	SUB TOTAL (A)	3,769,685.29	0.00	3,769,685.29
01/09/25	Miscellaneous Charges	30,279.49	0.00	30,279.49
	Interest added 345010685612			
01/09/25	Property Rates	73,225.00	0.00	73,225.00
	Commercial Market Value: 30000000.00 Tariff: 0.0292900 2025/09 Market Value x Tariff ÷ 12			
01/09/25	Waste Management	16,327.08	2,449.06	18,776.14
	Waste removal charge:non domestic Waste Removal Charge: No of bins 42 @ R388.74			
01/09/25	Water	2,855.62	428.34	3,283.96
	Reading dates: Curr 28/08/25 Prev 30/07/25 (30 days) Meter: PRO8096210(Est.) Curr 75835 Prev 75764 Cons 71 KL Water Chrg Scale D: Business/Other			
01/09/25	Sanitation	812.81	121.92	934.73
	Reading dates: Curr 28/08/25 Prev 30/07/25 (30 days) Meter: PRO8096210(Est.) Curr 75835 Prev 75764 Cons 71 KL 781: Sanit: Wastewater Non Domestic			
01/09/25	VAT		0.00	
	VAT 14% on services of R0 VAT 15% on services of R19995.51		2,999.32	
	TOTAL CURRENT LEVY (B)	123,500.00	2,999.32	126,499.32
	TOTAL AMOUNT PAYABLE (A+ B)	3,893,185.29	2,999.32	3,896,184.61



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

COPY TAX INVOICE: 175007808191
 CITY OF TSHWANE VAT REG NO 4000142267

Issued: 05/09/25

RUBIDIA METERING SERV
 POSBUS 72316
 LYNNWOOD RIDGE
 0040

Account No.

5017655644

199400463523 / 4560141857

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Account for PPAMI1M	Stand no. 00008	Township HIGHVELD	Days
Address 50 OAK AVENUE	Sectional title scheme	Unit no. 00000	
Meter reading unit PPAMI13	Group account	Deposit date	Deposit 0.00
		Guarantee date	Guarantee 0.00
Giskey: 029800008/10		BP: 1038805	

DATE	DETAILS	AMOUNT (R) (excluding VAT)	VAT (R)	AMOUNT (R) (including VAT)
11/08/25	Balance Brought Forward	1,190,525.83	0.00	1,190,525.83
05/09/25	Sub Total (A)	1,190,525.83	0.00	1,190,525.83
05/09/25	Miscellaneous Charges	7,175.21	0.00	7,175.21
05/09/25	Smart Prepaid	57,136.28	8,570.45	65,706.73
	VAT 14% on services of R 0.00		0.00	
	VAT 15% on services of R 57136.28		8,570.44	
	Total Current Levy (B)	64,311.49	8,570.44	72,881.93
	TOTAL AMOUNT PAYABLE (A+ B)	1,254,837.32	8,570.44	1,263,407.76

30-90 Days	90+ Days	Total charge (excluding VAT)	Total VAT	Total charge (including VAT)
167,896.11	1,022,629.72	1,254,837.32	8,570.44	1,263,407.76
OVERDUE AMOUNT	DUE DATE	IMMEDIATELY		1,190,525.83
CURRENT ACCOUNT	DUE DATE	05/09/25	AMOUNT PAYABLE	72,881.93
Name RUBIDIA METERING SERV		Final date for payment 05/09/25	Account no 5017655644	1,263,407.76
EasyPay >>>>> 9 1945 5017655644 7				
Post Office >>>>> 0247 5017655644				

Account No.

5017655644

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DATE	DETAILS	AMOUNT (R) (excluding VAT)	VAT (R)	AMOUNT (R) (including VAT)
11/08/25	Balance Brought Forward	1,190,525.83	0.00	1,190,525.83
11/08/25	SUB TOTAL (A)	1,190,525.83	0.00	1,190,525.83
05/09/25	Miscellaneous Charges			
	Interest added 359010493685	7,175.21	0.00	7,175.21
05/09/25	Smart Prepaid			
	Demand Charge ELOWV Time of Use	16,261.78	2,439.27	18,701.05
	Off Peak Energy Charge ELOWV Time Of Use	5,620.31	843.05	6,463.36
	Peak Energy Charge ELOWV Time of Use	12,699.40	1,904.91	14,604.31
	Standard Energy Charge ELOWV TOU	17,561.91	2,634.29	20,196.20
	Fixed Charge ELOWV Time of Use	4,992.88	748.93	5,741.81
	Reading dates: Curr 31/08/25 Prev 01/08/25 (31 days)			
	Meter: 3507443062568(Act.) Curr 134562 Cons 1768 KWH (E_PK_PP)			
	Meter: 3507443062568(Act.) Curr 220745 Cons 3566 KWH (E_OP_PP)			
	Meter: 3507443062568(Act.) Curr 388015 Cons 6380 KWH (E_STD_PP)			
	Reading dates: Curr 31/08/25 Prev 31/08/25 (1 days)			
	Meter: 3507443062568(Act.) Curr 0 Prev 0 Cons 45 KVA			
05/09/25	VAT			
	VAT 14% on services of R0		0.00	
	VAT 15% on services of R57136.28		8,570.44	
	TOTAL CURRENT LEVY (B)	64,311.49	8,570.44	72,881.93
	TOTAL AMOUNT PAYABLE (A+ B)	1,254,837.32	8,570.44	1,263,407.76

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

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): 029800008/10

ZONING KEY: 029800008/10

SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: Erf 10/8 HIGHVELD (50 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

2025-07-15

GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tsweletsopole ya Ikonomi le Polane ya Sebaka • UmNyango wezokuThuthuthukiswa kwezomNotho namaPlani weeNdawo • Kgoro ya Tihabollo ya Ikonomi le Thulaganyo ya Mafelo • Mufasho wa Mveledziso ya Ekonomi na Vupulani ha Fbethe • Ndzawulo ya Nhluvukiso wa Ikonomi na Vupulani bya Ndhawu • Umnyango wezokuthuthukiswa komnotho nokuhlalela kwendawo

On request, this document can be provided in another official language.

Document Ref: 029800008/10_20250715_102405821_1

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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	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			
	973-990, 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:

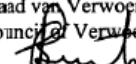
1. Deur die skrapping van skedule 116; en
2. Deur die byvoeging van die volgende skedule

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

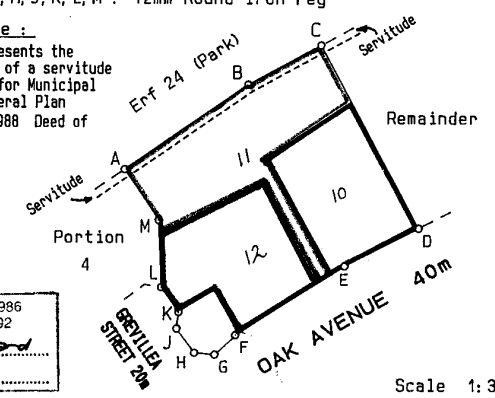
Deur die byvoeging van die volgende boulyne tot tabel E

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	

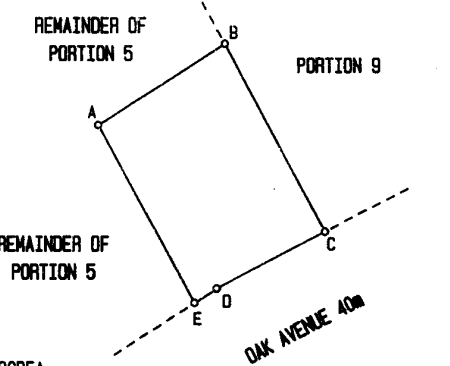
Stadsraad van Verwoerdburg
City Council of Verwoerdburg

Goedgekeur/Approved

BUILDING PLANS UNAVAILABLE

SUBDIVISIONAL DIAGRAM

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES Y System: LO 29° X		S. G. No.
		Constants:		+	0,00	+2800 000,00
AB	96,25	235 40 30	A	+ 81 526,52	+ 62 898,03	2337/1995 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						
						
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, 44 TP 7460		

SUBDIVISIONAL DIAGRAM

SIDES Metre		ANGLES OF DIRECTION		CO-ORDINATES Y System: W6 29° X		S. G. No.
		Constants :		+	0,00	+2900 000,00
AB	64,75	237.28.30	A	+ 81 462,60	+ 63 184,70	11037/2000. Approved  for SURVEYOR- GENERAL 2001-01-24 Ordinance No 15/1986 Section 92 Plan and/or Certificate
BC	91,46	331.48.20	B	+ 81 408,01	+ 63 148,88	
CD	53,20	62.49.10	C	+ 81 364,80	+ 63 230,49	
DE	11,40	57.18.30	D	+ 81 412,13	+ 63 254,79	
EA	86,51	151.48.20	E	+ 81 421,73	+ 63 260,94	
TRI6 BEACONS : 458 (DUMBELL HILL W.T.) Δ + 81 668,63 + 62 420,94 458 (VERWOERDBURG WT) Δ + 80 376,96 + 58 969,63						
Description of Beacons : A, B, E 12mm Iron peg at cairn. C 15mm Iron peg at cairn. D 12mm Iron peg at cairn in paving.						
						
The figure ABCDEA represents 5716 square metres of land being Portion 10 (a portion of Portion 5) of Erf 8 of the Township HIGHVELD Province of Gauteng Surveyed in September 2000 by me G. Pettit PLS0913 Professional Land Surveyor						
This diagram is annexed to No. d.d. i. f. o. Register of Deeds.		The original Diagram is No. 2337/1995 Transfer T52636/1995 Grant		File 4112/2000 S.R. No. G.P. A 4141/1988 TP 7460 Comp. JRSQ - 429		

**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

W.D.P

VERBIND	MORTGAGED
VIR	118 000 000-00
FOR R.	
B	000005237-2020
2020-02-14	REGISTRAR'S OFFICE

DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

URSULA ELMARIE NEETHLING

appeared before me, REGISTRAR OF DEEDS at PRETORIA, he/she the said
Apparar 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

000007730/2020

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binne die gebied van sodanige serwituut 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 goeëdunke noodsaaklik ag tydelik te plaas op die grond wat aan die voornoemde serwituut 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.

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

6. PORTION 10 (A PORTION OF PORTION 5) OF ERF 8 HIGHVELD TOWNSHIP
REGISTRATION DIVISION JR, PROVINCE OF GAUTENG

MEASURING 5716 (FIVE THOUSAND SEVEN HUNDRED AND SIXTEEN) Square metres

FIRST TRANSFERRED BY Certificate of Registered Title T60783/2001 with Diagram SG No.11037/2000 annexed thereto and held by Deed of Transfer T83459/2007

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 enigets wat aan die grond verbonde is al maak dit nie deel van daardie grond uit nie, opgerig word of enigets 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 geleë 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.
 - Die dorpeleenaar moet op sy koste afskerming tussen die toegangspad na die dorp vanaf John Vorsterlyaan en die Pad N1-21 (nuut) voorsien tot bevrediging van die Nasionale Vervoerkommissie op die stadium wanneer laasgenoemde pad gebou sal word.
- The within mentioned property is entitled to a storm water servitude, 3 (three) meters wide, parallel to and extending for the full length of the line

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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 dreineringsstruktuur, 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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verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

- (iv) Onderhewig aan servitude 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

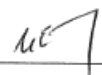
MAJESTIC SILVER TRADING 275 PROPRIETARY LIMITED
Registration Number 2007/003632/07

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:
