

PROPERTY INFORMATION PACK



PARK VILLAGE AUCTIONS

Trusted by banks, respected by buyers

MAJESTIC SILVER TRADING 275 (PTY) LTD

Portion 8 and Portion 9 of Erf 8
Highveld, Centurion, Pretoria, Gauteng
Province

situated at

Buildings 6, 7, 8 & 9 Number 46 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

1. Disclaimer
2. Conditions of Sale
3. Property Information
 - 3.1 Locality
 - 3.2 Title Deed Information
 - 3.3 Property Description
 - 3.4 Municipal Accounts Information
4. Windeed
5. Municipal Accounts
6. Building Plan
7. SG Diagrams
8. Title Deed
9. Site Photos

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

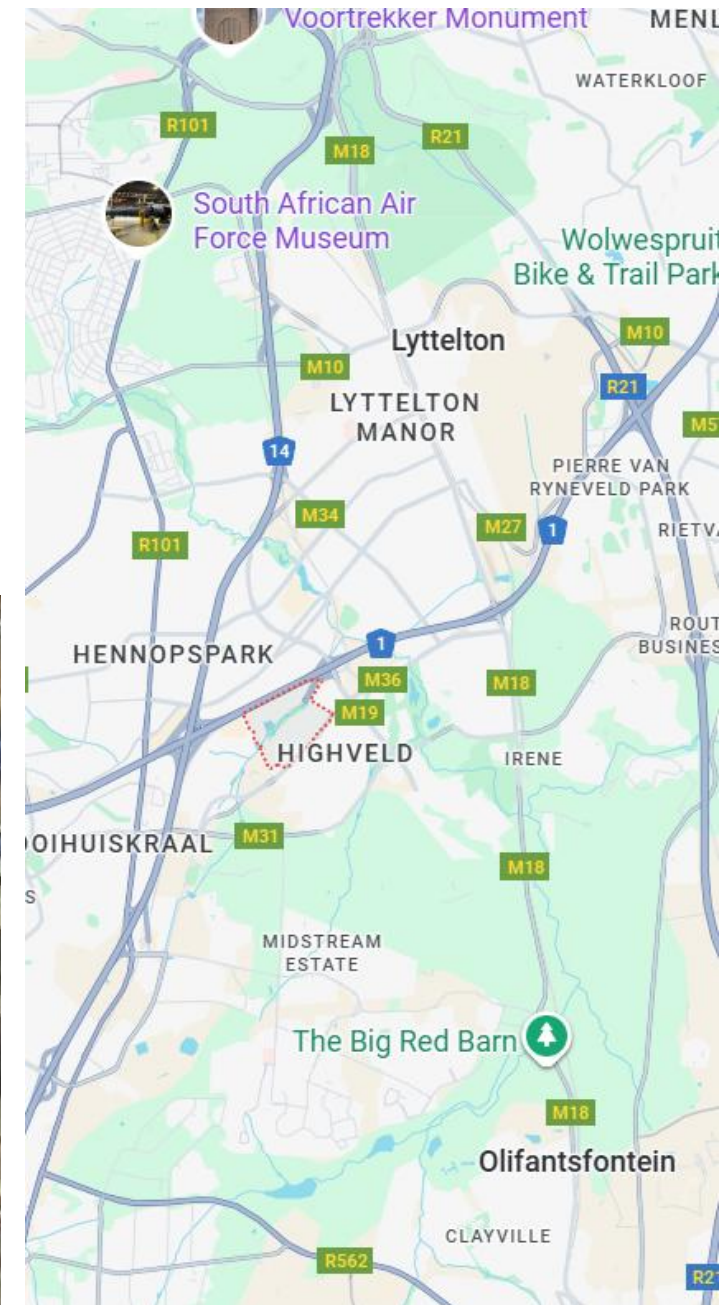
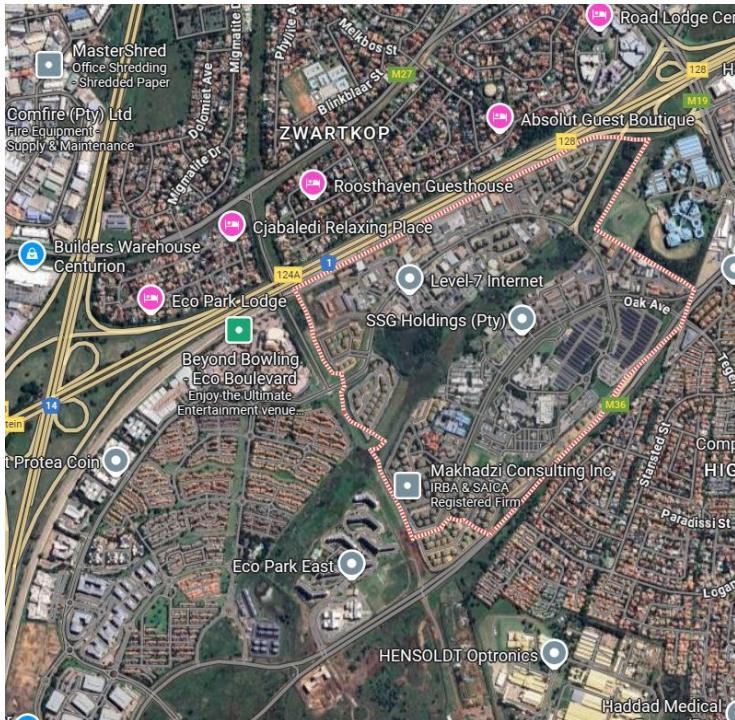
LOCALITY:

Property Address: Buildings 6, 7, 8 & 9 Number 46 Oak Avenue, Highveld Techno Park, Centurion

GPS co-ordinates: -25.874132, 28.188281

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 8 of Erf Number 8 Highveld, District of the City of Tshwane Metropolitan Municipality, JR, Gauteng Province (Building 6)

and

Portion 9 of Erf Number 8 Highveld, District of the City of Tshwane Metropolitan Municipality, JR, Gauteng Province (Building 7, 8 & 9)

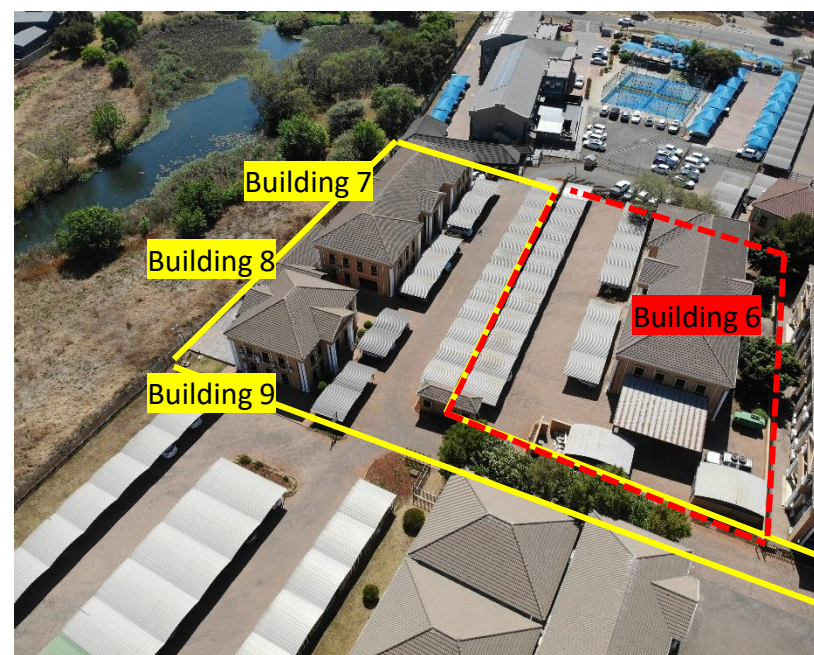
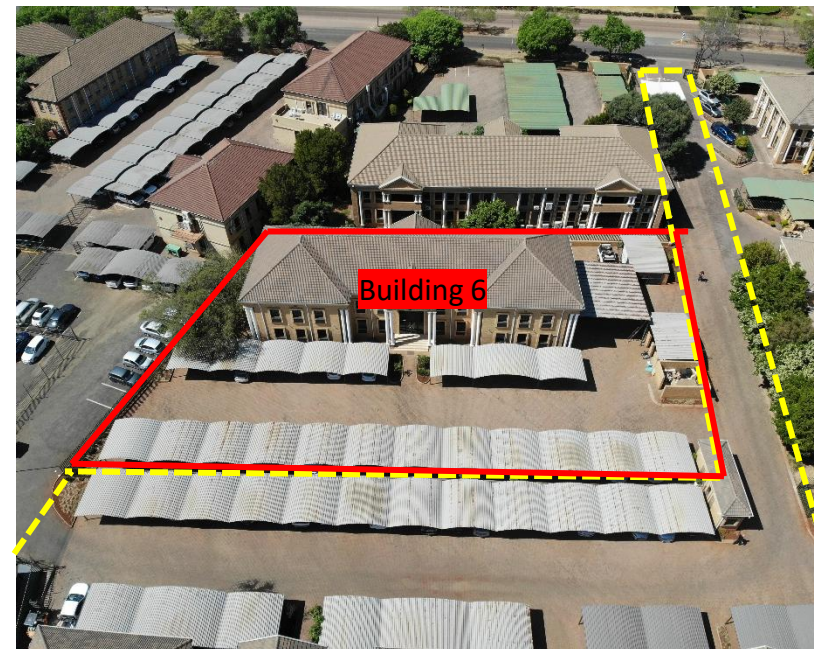
Title Deed Number: T7730/2020

Registered Extent:

Portion 8	2 379 m ²
Portion 9	<u>3 510</u> m ²
Total:	5 889 m ²

Bond: Absa Bank Ltd in the amounts of R 118 000 000 (One Hundred and Eighteen Million Rand) – Endorsement Number: B5237/2020 (Bond) and R 55 000 000 (Fifty-Five Million Rand) – Endorsement Number: B6210/2021 (Bond)

Endorsement: As per the Title Deed



BUILDING 6, NUMBER 46 OAK AVENUE CORNER NUMBER 101 WITCH-HAZEL AVENUE

THE STAND:

Layout & Topography:

The stand is roughly square in proportion with fairly even topography with driveway access from the internal access road leading from Oak Avenue.

Servitudes

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

For detailed information on the Servitude Areas refer to Surveyor General Diagram SG No. 11587/1997.

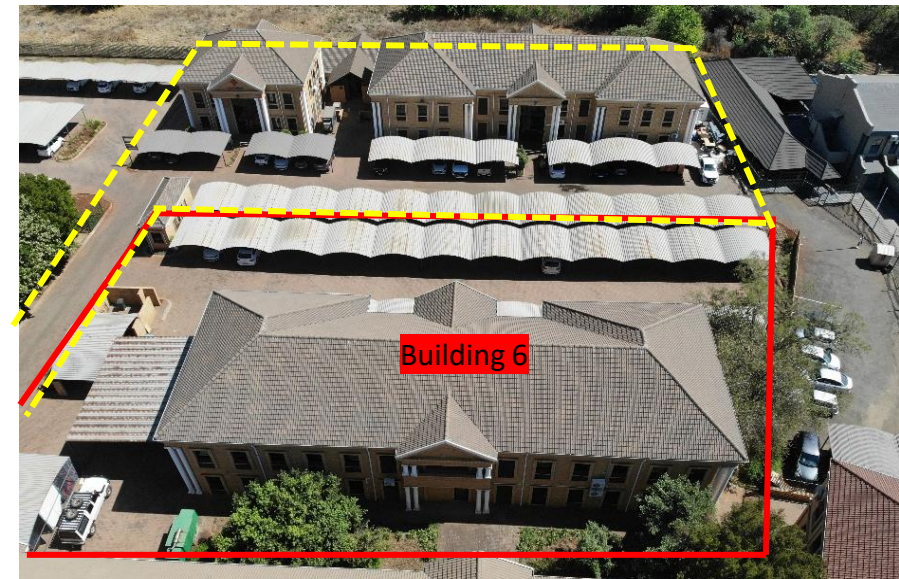
THE IMPROVEMENTS:

The Office Building & Outbuildings:

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

The building offers good B Grade quality office accommodation, comprising various reception areas, private and open plan offices, meeting rooms and board rooms, kitchens, garage workshop with lean-to carport at the front thereof, storerooms and cloakrooms with the outbuildings comprising a guard house and dry-refuse disposal area.

Flooring: Carpet tiles, ceramic floor tiles
Walling: Plastered and panted brick walling, ceramic wall tiles, dry-wall partitioning
Ceiling: Suspended ceilings and painted ceiling board



ESTIMATED EXTENT OF IMPROVEMENTS:

Gross Building Area (GBA):

Office Building:	1 004 m ²
Security Office:	8 m ²
Covered Parking:	570 m ²
Total	1 582 m²

Estimated Lettable Area (GLA):

Offices:	1 000 m ²
----------	----------------------

INTERNAL FITTINGS & FIXTURES:

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

ELECTRICAL INSTALLATION:

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

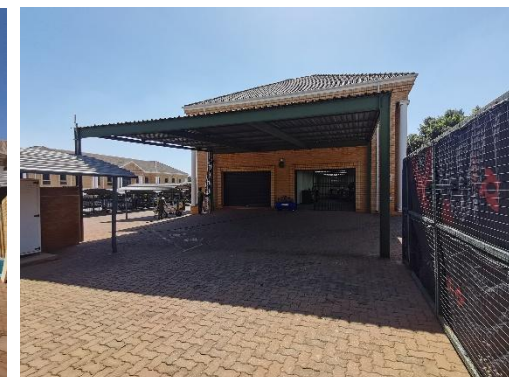
The property is fitted with a 3-Phase electrical installation.

STAFF AND CUSTOMER PARKING:

Situated at the front of the building are steel framed under domed IBR roof sheeting carport structures providing covered parking for around Forty (40) vehicles.

SURFACE AREAS:

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



BOUNDARY:

The property is bound by face brick walling and steel palisade fencing approximately 2.1 Metres with driveway access from the Business Park's internal driveway.

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 AGREEMENT:

Lease in respect of a portion of Building 6 situated on Portion 8 of Erf 8, Number 46 Oak Avenue, Highveld Technopark

Lease Start: 01 June 2025
Initial Period: 1 Year and 7 Months
Area Leased: 1 000 m²

Initial Building Rental: R 70 000.00
Initial Parking Rental: 44 Bays included in Building Rental
Escalation: 7% p.a.

Lessee's Operating Cost: R 40 080.00*
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.7 Rentals and Operating costs

A.7.1 **Premises Rental:** R 70 000.00 per month (R70.00 p/m² x 1000m²) in advance, for the first year of the lease period. The premises rental will then be adjusted on the first day of March 2026 and every subsequent year on the first day of October of the lease period, and such adjustments shall be 7% (seven percent) of the premises rental compound per annum.

A.7.2 **Parking Bay Rental:** 44 covered parking bays and 0 uncovered parking bays included in the gross rental.

A.7.3 **Lessee's Operating Costs:** R 40 000.00 (R40.00 p/m² x 1000m²) per month in advance, for the first year of the lease period. The operating costs will then be adjusted on the first day of March 2026 and every subsequent year on the first day of October of the lease period, and such adjustments shall be 7% (seven percent) of the operating costs compound per annum, with the proviso that any increases in rates and taxes or other municipal or local charges that may be raised in respect of the premises shall be added to the operating costs payable by the lessee in terms hereof.

A.7.3.1 The Operating Costs shall include the following services:

- External Building Insurance;
- External Building Maintenance;
- 24-Hour Security at the entrance gate of 48 Oak Avenue, Highveld Technopark;
- External Cleaning & Garden Services;
- Management Fee;
- Rates;
- Waste Management.

A.7.3.2 The Operating Costs shall exclude the following, which shall be at the expense of the lessee:

MUNICIPAL INFORMATION:

MUNICIPAL VALUATION:

Land & Improvements: R 11 000 000.00
Total: R 11 000 000.00

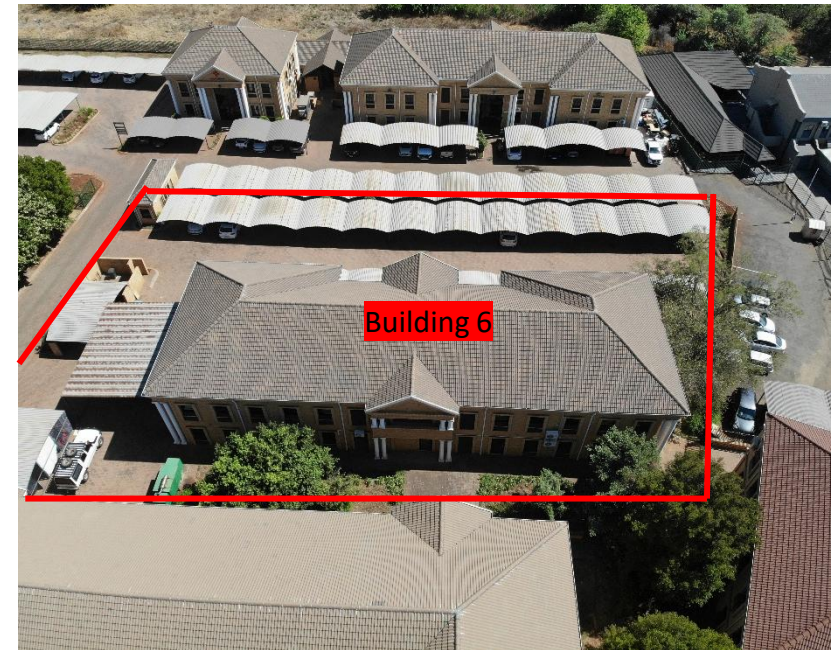
MUNICIPAL ACCOUNT:

Rates & Taxes:

Account Number: 5016712457
Monthly Rates: R 26,849.17

ZONING:

Industrial 2



WinDeed Property
PRETORIA, HIGHVELD, 8, 8

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 11:34	Township	HIGHVELD
Reference	-	Erf Number	8
Report Print Date	2023/07/20 11:34	Portion Number	8
Deeds Office	Pretoria		

REGISTERED PROPERTY DETAILS			
Property Type	ERF	Diagram Deed Number	T19131/1998
Erf Number	8	Registered Size	2379.0000SQM
Portion Number	8	Municipality	CITY OF TSHWANE METROPOLITAN M
Township	HIGHVELD	Province	GAUTENG
Registration Division	HIGHVELD	Coordinates (Lat/Long)	-25.874132 / 28.188281
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

Satellite

Street



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.

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).



RECENTLY REGISTERED TRANSFERS

	Address / Property Information	Size (m²)	Sales Price (R)	Distance (m)	Sold	Transferred
A	108 WITCH-HAZEL AVENUE, HIGHVELD	4 701	16 500 000	195	2023/01/30	2023/06/30
B	102 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	516	9 700 000	191	2022/07/19	2022/09/09
B	102 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	562	9 700 000	191	2022/07/19	2022/09/09
B	102 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	303	3 650 000	191	2021/11/10	2022/08/23
B	102 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	230	3 650 000	191	2021/11/10	2022/08/23
C	120 WITCH-HAZEL AVENUE, HIGHVELD	4 000	12 200 000	198	2022/04/01	2022/05/24
D	11 ESDORING STREET, HIGHVELD TECHNO PARK	158	2 221 800	268	2022/12/08	2023/03/14
D	11 ESDORING STREET, HIGHVELD TECHNO PARK	88	1 207 500	268	2022/01/21	2022/06/06
E	68 OAK AVENUE, HIGHVELD	20 000	30 000 000	282	2022/03/10	2022/08/31
F	132 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	1 694	4 430 000	276	2021/12/10	2022/06/21

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).

G	10 EINSTEIN STREET, HIGHVELD	1 161	1 850 000	319	2022/10/09	2022/12/09
H	14 ESDORING STREET, HIGHVELD	8 002	15 750 000	364	2022/12/21	2023/03/29
I	10 PIETER STREET, HIGHVELD TECHNO PARK	1 640	3 900 000	351	2020/11/25	2021/08/31
J	160 WITCH-HAZEL AVENUE, HIGHVELD	2 002	13 800 000	432	2022/07/11	2022/10/26
K		6 090	1 500 000	437	2022/02/09	2022/04/06

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 (2)

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

PROPERTY HISTORY (8)

#	Document	Amount (R)	Holder
1	B51217/2014	20 000 000	-
2	B42882/2013	35 000 000	-
3	B42099/2008	58 968 000	NEDBANK LTD
4	T92222/2007	12 300 000	EGAN PROP GROUP PTY LTD
5	B114725/2007	5 000 000	-
6	T19131/1998	326 268	KEYSTONE PROP HOLDINGS CC
7	T19131/1998	326 268	KEYSTONE PROP HOLDINGS PTY LTD
8	B26729/1998	5 000 000	NBS BOLAND BANK

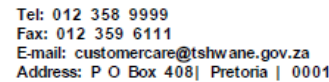
AMENITIES (30)

#	Name	Type	Distance (m)
1	ENGEN	TRANSPORT AND PUBLIC SERVICES	740
2	HIGHVELD PARK	TRANSPORT AND PUBLIC SERVICES	885
3	BP	TRANSPORT AND PUBLIC SERVICES	904
4	MIMMOS	FOOD AND ENTERTAINMENT	963

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).

PORTION 8 OF ERF NUMBER 8 HIGHVELD

[illegible]



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): 029800008/8

ZONING KEY: 029800008/8

SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: Erf 8/8 HIGHVELD (46 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 S/G 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

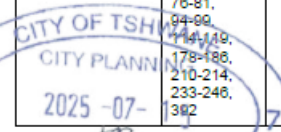
f. GROUP HEAD: ECONOMIC DEVELOPMENT AND SPATIAL PLANNING

Economic Development and Spatial Planning • Ekonomiese Ontwikkeling en Ruimtelike Beplanning • Lefapha la Tsweletsopole ya Ekonomi le Polane ya Sebaka • UmNyango wezokuThuthuthukiswa kwezomNotho namaPlani weeNdawo • Kgoro ya Thabollo ya Ekonomi le Thulaganyo ya Mafelo • Mhasho wa Mvelezo ya Ekonomi na Vupulani ha Fethu • Ndawulo ya NhluvuKiso wa Ekonomi na Vupulani bya Ndhawo • UmNyango wezokuthuthukiswa Komnotho Nokuhlelwa Kwendawo

16

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		Spekhout 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			
I						
Irene	Ptn 1 of Erf 381	Building lines as indicated on map with Annexure T S123.				
J						
Jan Niemandpark		All streets	3			
K						
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
1	2	3	4	5	6	7	8	9	10	11	12			
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

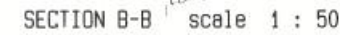
Deur die byvoeging van die volgende boulyne tot tabel E

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





- | | | | |
|-------|-------|----------------|----------|
| DEPTH | TIME | NO. AT STATION | NO. FISH |
| 1-100 | 11:05 | | 80-00 |



BUILDINGS 7, 8 & 9, NUMBER 48 OAK AVENUE, HIGHVELD TECHNO PARK, CENTURION

THE STAND:

Layout & Topography:

The stand is roughly square in proportion with a panhandle driveway extending 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. 11588/1997.

THE IMPROVEMENTS:

The Office Buildings & Outbuildings:

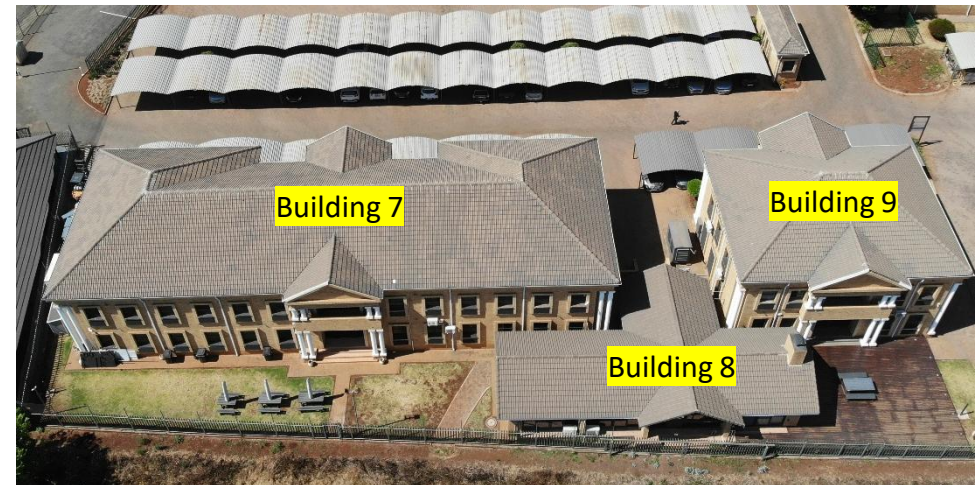
The property has been improved with two (2) free-standing, double storey office buildings and one (1) single storey building of face-brick walling fitted with aluminium framed glazing under pitched and tile roofing structures.

The buildings offers good B Grade quality office accommodation, comprising various reception areas, private and open plan offices, meeting rooms and boardrooms, kitchens, workshop, storerooms and cloakrooms, entertainment deck and a guard house.

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 Buildings:	1 530 m ²
	Security Office:	8 m ²
	Covered Parking:	560 m ²
	Total	2 098 m²

Estimated Lettable Area (GLA): Offices: 1 525m²



Please Note: The improvements on Portion 9 include the driveway canopy at the business park main access gate at front of the panhandle driveway on Oak Avenue

INTERNAL FITTINGS & FIXTURES:

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

ELECTRICAL INSTALLATION:

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

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

STAFF AND CUSTOMER PARKING:

Situated at the front of the building are steel framed under domed IBR roof sheeting carport structures providing covered parking for around Forty-Six (46) vehicles.

SURFACE AREAS:

The driveways and parking areas are brick paved with cement side curbings. The walkways around the building are brick paved with the garden area at the back of the building 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 via the stands panhandle driveway extending 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 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 Buildings 7, 8 & 9 situated on Portion 9 of Erf 8, Number 48 Oak Avenue, Highveld Technopark

Building 7:

Lease Start: 01 October 2024
 Initial Period: 3 Years
 Area Leased: 1 000 m²

Initial Building Rental: R 70 000.00
 Initial Parking Rental: 32 Bays included in Building Rental
 Escalation: 7% p.a.

Lessee's Operating Cost: R 40 000.00*
 Escalation: 7% p.a.

Building 8 & 9:

Lease Start: 01 March 2024
 Initial Period: 3 Years
 Area Leased: 525 m²

Initial Building Rental: R 34 125.00
 Initial Parking Rental: 14 Bays included in Building Rental
 Escalation: 7.5% p.a.

Lessee's Operating Cost: R 21 080.00*
 Escalation: 7.5% 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:	OFFICE BUILDING NO. 7, PORTION 10 OF ERF 8 48 OAK AVENUE HIGHVELD TECHNOPARK CENTURION
A.3.1	Measuring approximately:	± 1000 m ²
A.3.2	Number of parking bays:	32 COVERED AND 0 UNCOVERED PARKING BAYS
A.3.3	Use of premises:	OFFICES (ADMINISTRATION and BUILDING OF PANELS)

A.3	The premises:	OFFICE BUILDING NOS. 8 & 9 (Marked "UAV AERIAL WORKS" on Annexure "A") PORTION 9 OF ERF 8 48 OAK AVENUE HIGHVELD TECHNOPARK CENTURION MEASURING APPROXIMATELY 525 m ²
A.3.1	Measuring approximately:	± 525 m ²
A.3.2	Number of parking bays:	14 COVERED AND 0 UNCOVERED PARKING BAYS (Annexure "B")

MUNICIPAL INFORMATION:

MUNICIPAL VALUATION:

Land & Improvements: R 18 000 000.00
Total: R 18 000 000.00

MUNICIPAL ACCOUNTS:

Rates & Taxes:

Account Number: 5016713348
Monthly Rates: R 43,935.00

Electricity:

Account Number: 5017655628
Average Consumption: R 44 239.89

ZONING:

Industrial 2



WinDeed Property
PRETORIA, HIGHVELD, 8, 9

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 11:36	Township	HIGHVELD
Reference	-	Erf Number	8
Report Print Date	2023/07/20 11:36	Portion Number	9
Deeds Office	Pretoria		

REGISTERED PROPERTY DETAILS

Property Type	ERF	Diagram Deed Number	T19130/1998
Erf Number	8	Registered Size	3510.0000SQM
Portion Number	9	Municipality	CITY OF TSHWANE METROPOLITAN M
Township	HIGHVELD	Province	GAUTENG
Registration Division	HIGHVELD	Coordinates (Lat/Long)	-25.874140 / 28.188096
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).



0861 946 333
windeedsupport@lexisnexis.co.za
search.windeed.co.za | www.windeed.co.za

MAPS

Satellite



Street



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.

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).



0861 946 333
windeedsupport@lexisnexis.co.za
search.windeed.co.za | www.windeed.co.za



RECENTLY REGISTERED TRANSFERS

	Address / Property Information	Size (m²)	Sales Price (R)	Distance (m)	Sold	Transferred
A	108 WITCH-HAZEL AVENUE, HIGHVELD	4 701	16 500 000	212	2023/01/30	2023/06/30
B	102 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	516	9 700 000	206	2022/07/19	2022/09/09
B	102 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	562	9 700 000	206	2022/07/19	2022/09/09
B	102 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	303	3 650 000	206	2021/11/10	2022/08/23
B	102 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	230	3 650 000	206	2021/11/10	2022/08/23
C	120 WITCH-HAZEL AVENUE, HIGHVELD	4 000	12 200 000	209	2022/04/01	2022/05/24
D	11 ESDORING STREET, HIGHVELD TECHNO PARK	158	2 221 800	259	2022/12/08	2023/03/14
E	68 OAK AVENUE, HIGHVELD	20 000	30 000 000	267	2022/03/10	2022/08/31
D	11 ESDORING STREET, HIGHVELD TECHNO PARK	88	1 207 500	259	2022/01/21	2022/06/06
F	132 WITCH-HAZEL AVENUE, HIGHVELD TECHNO PARK	1 694	4 430 000	275	2021/12/10	2022/06/21

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).

G	10 EINSTEIN STREET, HIGHVELD	1 161	1 850 000	338	2022/10/09	2022/12/09
H	14 ESDORING STREET, HIGHVELD	8 002	15 750 000	345	2022/12/21	2023/03/29
I	10 PIETER STREET, HIGHVELD TECHNO PARK	1 640	3 900 000	351	2020/11/25	2021/08/31
J	160 WITCH-HAZEL AVENUE, HIGHVELD	2 002	13 800 000	417	2022/07/11	2022/10/26
K	,	6 090	1 500 000	451	2022/02/09	2022/04/06

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 (2)

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

PROPERTY HISTORY (8)

#	Document	Amount (R)	Holder
1	B51217/2014	20 000 000	-
2	B42882/2013	35 000 000	-
3	B42099/2008	58 968 000	NEDBANK LTD
4	T92222/2007	12 300 000	EGAN PROP GROUP PTY LTD
5	B114725/2007	5 000 000	-
6	T19130/1998	479 484	KEYSTONE PROP HOLDINGS CC
7	T19130/1998	479 484	KEYSTONE PROP HOLDINGS PTY LTD
8	B26729/1998	5 000 000	NBS BOLAND BANK

AMENITIES (30)

#	Name	Type	Distance (m)
1	ENGEN	TRANSPORT AND PUBLIC SERVICES	759
2	HIGHVELD PARK	TRANSPORT AND PUBLIC SERVICES	897
3	BP	TRANSPORT AND PUBLIC SERVICES	917
4	MIMMOS	FOOD AND ENTERTAINMENT	968

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).

PARK VILLAGE AUCTIONS
Trusted by banks, respected by buyers

DATE	DETAILS	AMOUNT (R) (excluding VAT)	VAT (R)	AMOUNT (R) (including VAT)
03/08/25	Balance Brought Forward	1,598,682.92	0.00	1,598,682.92
03/08/25	SUB TOTAL (A)	1,598,682.92	0.00	1,598,682.92
01/09/25	Miscellaneous Charges Interest added 345010685620	12,979.12	0.00	12,979.12
01/09/25	Property Rates Commercial Market Value: 18000000.00 Tariff: 0.0292900 2025/09 Market Value x Tariff = 12	43,935.00	0.00	43,935.00
01/09/25	Waste Management Waste removal charge:non domestic Waste Removal Charge: No of bins 1 @ R388.74	388.74	58.31	447.05
01/09/25	Water Reading dates: Curr 28/08/25 Prev 30/07/25 (30 days) Meter: 10777549(Est.) Curr 1016 Prev 890 Cons 126 KL Meter: 23737367(Est.) Curr 51 Prev 50 Cons 1 KL TOTAL CONSUMPTION 127 KL Water Chrg Scale D: Business/Other	5,107.94	766.19	5,874.13
01/09/25	Sanitation Reading dates: Curr 28/08/25 Prev 30/07/25 (30 days) Meter: 10777549(Est.) Curr 1016 Prev 890 Cons 126 KL Meter: 23737367(Est.) Curr 51 Prev 50 Cons 1 KL TOTAL CONSUMPTION 127 KL 781: Sanit: Wastewater Non Domestic	1,453.90	218.09	1,671.99
01/09/25	VAT VAT 14% on services of RD VAT 15% on services of R6950.58		0.00 1,042.59	
	TOTAL CURRENT LEVY (B)	63,864.70	1,042.59	64,907.29
	TOTAL AMOUNT PAYABLE (A+ B)	1,662,547.62	1,042.59	1,663,590.21



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): 029800008/9

ZONING KEY: 029800008/9

SPLIT ZONING: Not Applicable

PROPERTY DESCRIPTION: Erf 9/8 HIGHVELD (48 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

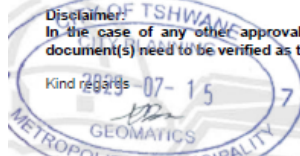
USES PERMITTED IN TERMS OF TABLE B (COLUMN 3) OF THE TLUS	USES WITH CONSENT USE IN TERMS OF TABLE B (COLUMN 4) OF THE TLUS	USES NOT PERMITTED IN TERMS OF TABLE B (COLUMN 5) OF THE TLUS
In terms of Annexure L	In terms of Annexure L	In terms of Annexure L

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 Ikonomi le Polane ya Sebaka • Um'iyango wezokuThuthuthukiswa kwezomNtho namaPlani weeNdawo • Kgoro ya Thabollo ya Ikonomi le Thulaganyo ya Mafelo • Mhusho wa Mveladiso ya Ikonomi na Vupulani ha Fbethu • Ndzawulo wa Nhluvukiso wa Ikonomi na Vupulani bya Ndhawu • Umnyango wezokuThuthuthukiswa Komotho Nokahlelwa Kwendawo

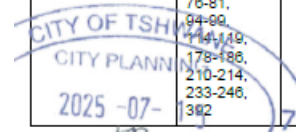
On request, this document can be provided in another official language.

Document Ref: 029800008/9_20250715_102529580_1

16

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
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
1	2	3	4	5	6	7	8	9	10	11	12			
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

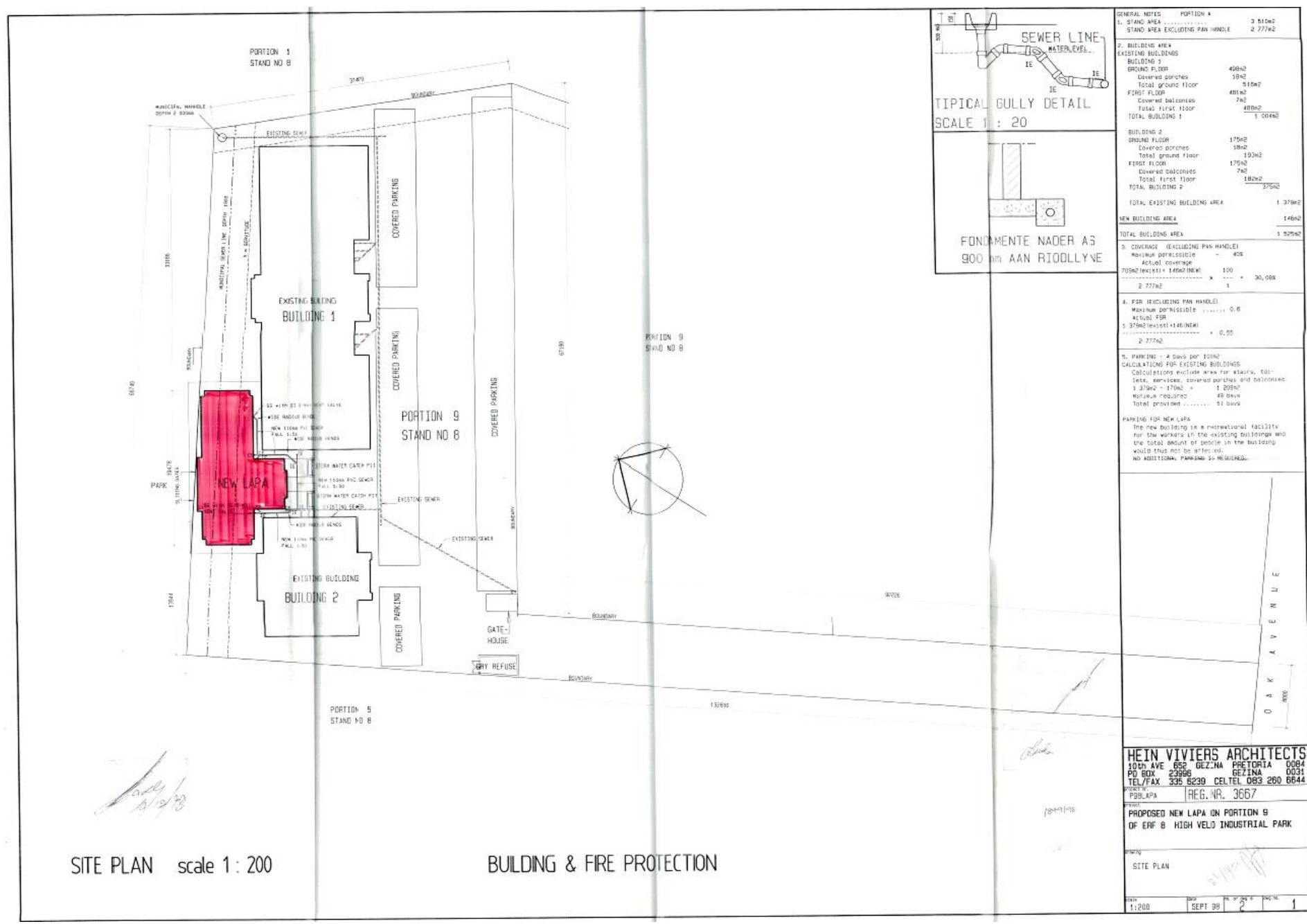
Deur die byvoeging van die volgende boulyne tot tabel E

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	

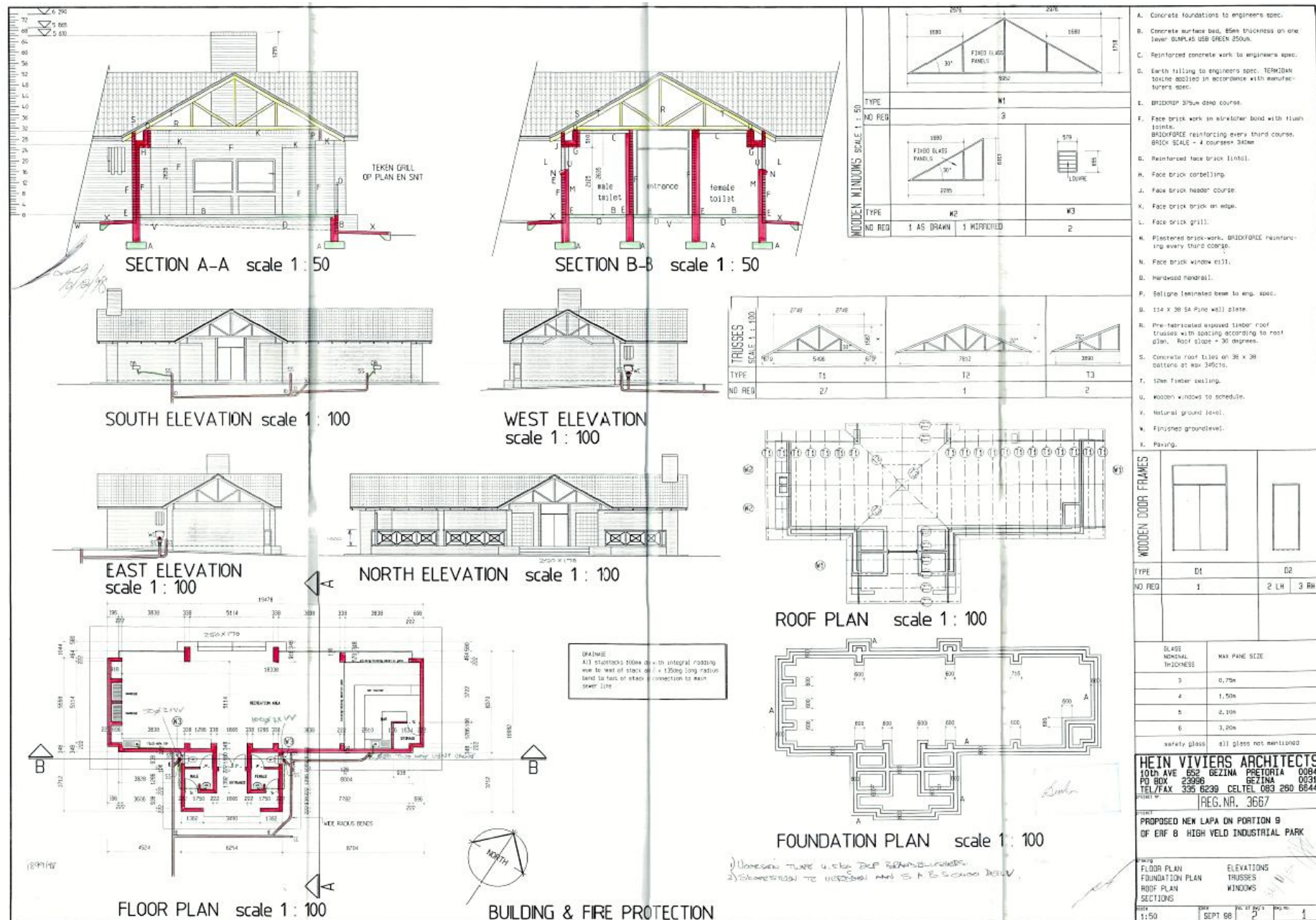
Stadsraad van Verwoerdburg
 City Council of Verwoerdburg

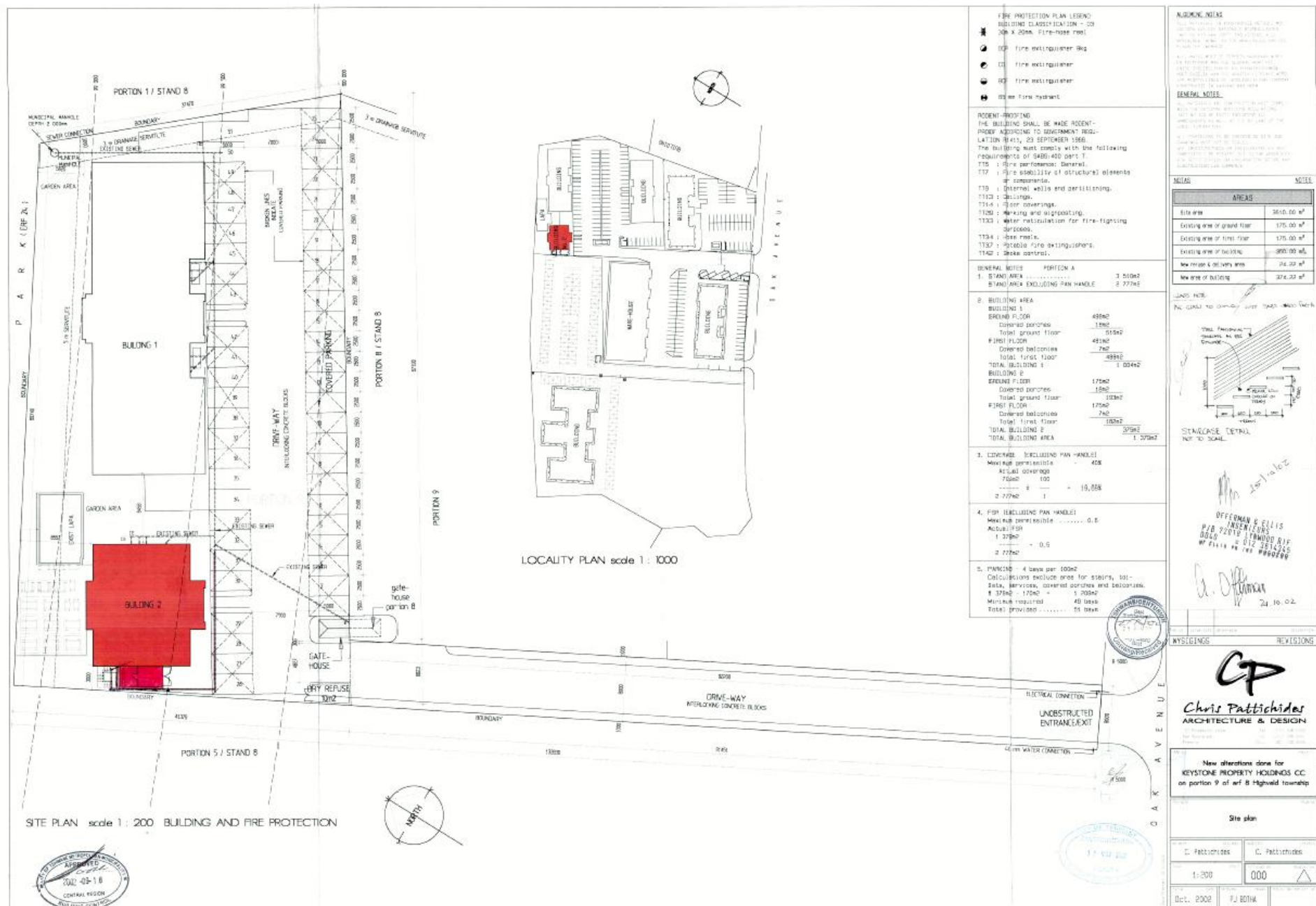
 Goedgekeur/Approved

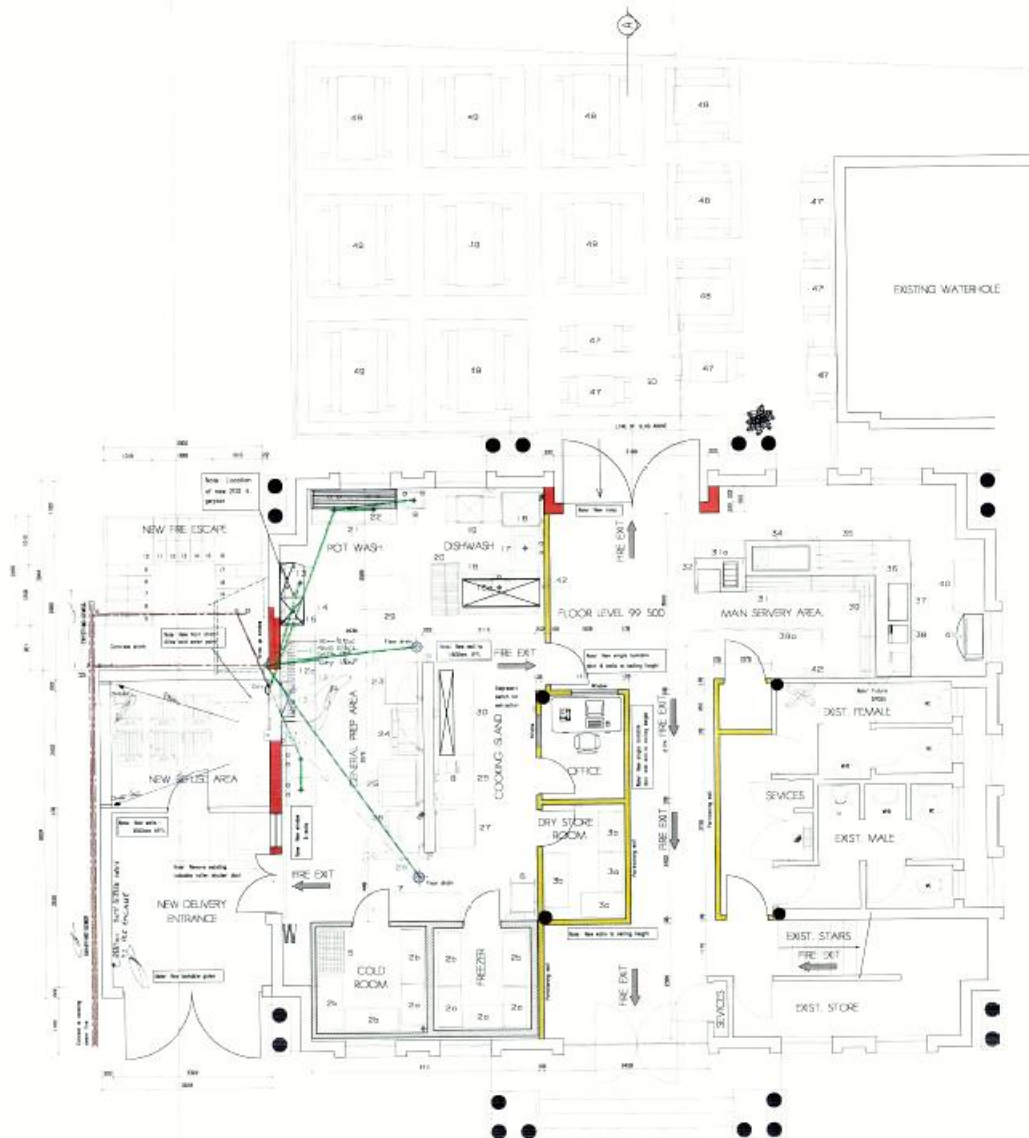
PORTION 9 OF ERF NUMBER 8 HIGHVELD



HEIN VIVIERS ARCHITECTS
1000 AVE 052 GEZ. NA PRETORIA 0084
PO BOX 23666 GEZINA 0031
TEL/FAX 335 6239 CELTEL 083 260 6644
PROJ. NO. 1000000000
PROPOSED NEW LAPA ON PORTION 9
OF ERF 8 HIGH VELD INDUSTRIAL PARK
DATE 1:200
1 SEPT. 98
2
1







Ground floor plan
Scale 1 : 50

[illegible]

114 JOURNAL OF DOCUMENTATION

11/10/2020

OFFERMAN & ELLIS
ENGINEERS
P/O 72018 LYNWOOD RD
0040 = 072 36162
NY 11760

A. C. Williams

WYST	GINGS	REV
------	-------	-----

CP

Chris Pattichide
ARCHITECTURE & DESIGN

New alterations done for
KEYSTONE PROPERTY HOLDINGS

General description

C. Paltichides	C. Paltichides
----------------	----------------

1990	001
Oct. 2002	1/2 BOTMA







SUBDIVISIONAL DIAGRAM

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES System: LO 29° X		S. G. No.	
		Constants:		+	0, 00	+2800 000, 00	11588/1997 Approved for SURVEYOR- GENERAL 1997-12-06
AB	66, 74	241 05 00	A	+ 81 400, 45	+ 62 818, 03		
BC	37, 47	319 04 20	B	+ 81 342, 03	+ 62 785, 76		
CD	67, 19	57 28 50	C	+ 81 317, 48	+ 62 814, 07		
DE	92, 20	331 48 20	D	+ 81 374, 13	+ 62 850, 19		
EF	8, 00	62 49 20	E	+ 81 330, 57	+ 62 931, 46		
FA	132, 83	151 48 20	F	+ 81 337, 69	+ 62 935, 11		
DUMBELL HILL WT		456	Δ	+ 81 641, 52	+ 62 125, 56		
VERWOERBURG WT		458	Δ	+ 80 349, 88	+ 58 674, 22		

Description of Beacons
A, B, C, D, E, F : 12mm Round Iron Peg

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

Servitude Notes

- The line AB represents the Northern boundary of a 5,00 metres wide servitude for Municipal Purposes vide General Plan S.G. No. A 4141/1988 Deed of
- The line BC represents the Eastern boundary of a Servitude 3,00 metres wide vide Diagram S.G. No. 2338/1995 Deed of
- The line DE represents the Eastern boundary of a 8,00 metre wide Servitude.

Scale 1: 2500

The figure A B C D E F represents 3510 square metres of Land being Portion 9 of Erf 8 HIGHVELD TOWNSHIP

Province of Gauteng

Surveyed in October 1997

by me D.S.POUND PLS 0491
Professional Land Surveyor

This diagram is annexed to No.	The original diagram is S.G. No. A 7267/1988	File S.R. 11586 5104/1997
d.d.	Transfer T 81170/1988	G.P. A 4141/1988
i.f.o. Pretoria	Grant	Comp. JRSQ-429
Registrar of Deeds		TP 7460

SUBDIVISIONAL DIAGRAM

SIDES Metres		ANGLES OF DIRECTION		CO-ORDINATES System: LO 29° X		S. G. No.	
		Constants:		+	0, 00	+2800 000, 00	11587/1997 Approved for SURVEYOR- GENERAL 1997-12-06
AB	67, 19	237 28 50	A	+ 81 374, 13	+ 62 850, 19		
BC	41, 56	348 20 10	B	+ 81 317, 48	+ 62 814, 07		
CD	55, 33	57 28 50	C	+ 81 309, 08	+ 62 854, 77		
DA	38, 95	151 48 20	D	+ 81 355, 73	+ 62 884, 52		
DUMBELL HILL WT		456	Δ	+ 81 641, 52	+ 62 125, 56		
VERWOERBURG WT		458	Δ	+ 80 349, 88	+ 58 674, 22		

Description of Beacons
A, B, C, D : 12mm Round Iron Peg

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

Servitude Note
The line BC represents the Eastern boundary of a Servitude 3,00 metres wide vide Diagram S.G. No. 2338/1995 Deed of

Scale 1: 1250

The figure A B C D represents 2379 square metres of Land being Portion 8 of Erf 8 HIGHVELD TOWNSHIP

Province of Gauteng

Surveyed in October 1997

by me D.S.POUND PLS 0491
Professional Land Surveyor

This diagram is annexed to No.	The original diagram is S.G. No. A 7267/1988	File S.R. 11586 5104/1997
d.d.	Transfer T 81170/1988	G.P. A 4141/1988
i.f.o. Pretoria	Grant	Comp. JRSQ-429
Registrar of Deeds		TP 7460



292

 JACQUES VAN DER MERWE MAJA INC
 81 JEAN AVENUE
 CENTURION

SEELING	
STAMP DUTY R	
FOOT	
FEES R	5 104.00

Prepared by me

 CONVEYANCER
 LOUISE KOEKEMOER

VERBIND	MORTGAGED
VIR FOR R 118 000 000.00	
B	000005237 * 2020
2020-02-14	REGISTRAR GENERAL

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 4

goedduke 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 verged wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

- (d) Die erwe is onderworpe aan servitude vir munisipale doeleindes ten gunste van die plaaslike bestuur, soos op die algemene plan aangedui.
2. Voorwaardes opgelê deur die Nasionale Vervoerkommissie ingevolge die Wet op Nasionale paaië nr.54 van 1971.
- (i) Uitgesonderd enige noodsaaklike stormwaterdreineringsstruktuur, 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.
- (iii) Die dorpeleenaar moet op sy koste afskerming tussen die toegangspad na die dorp vanaf John Vorsterlaan en die Pad N1-21 (nuut) voorsien tot bevrediging van die Nasionale Vervoerkommissie op die stadium wanneer laasgenoemde pad gebou sal word.

3. That portion of the property indicated by the figure bJKLb on the annexed Diagram SG No 683/2013 is subject to a sewer servitude 3 meters wide in favour of the Local Authority, as will more fully appear from Notarial Deed of Servitude K7053/2013S.

4. "The owner or his successors in title may not effect any development on the subject property, prior to the compliance of the geological conditions as imposed by the City of Tshwane Metropolitan Municipality.

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

3. PORTION 9 OF ERF 8 HIGHVELD TOWNSHIP
 REGISTRATION DIVISION JR, PROVINCE OF GAUTENG

MEASURING 3510 (THREE THOUSAND FIVE HUNDRED AND TEN)
 Square metres

FIRST registered by Deed of Transfer No. T19130/1998 with Diagram SG No 11588/1997 annexed thereto and held by Deed of Transfer No. T92222/2007

Lexis® Convey 17.2.1.16

Page 5

SUBJECT TO THE FOLLOWING CONDITIONS:

- Voorwaardes opgelê deur die Nasionale Vervoerkommissie ingevolge die Wet op Nasionale paaië nr.54 van 1971.
 - Uitgesonderd enige noodsaaklike stormwaterdreineringsstruktuur, moet geen gebou, struktuur of enigiets wat aan die grond verbonde is al maak dit nie deel van daardie grond uit nie, opgerig word of enigiets onder of benede die oppervlakte van die erf binne 'n afstand van nie minder as 20 meter van die reserwe grens van pad N1-21 (nuut) of Pad P158-2 af gebou of gelê word nie, en geen verandering of toevoeging tot enige bestaande struktuur of gebou wat binne sodanige afstand van sodanige grens geleë is, moet sonder die skriftelike toestemming van die Nasionale Vervoerkommissie aangebring word nie.
 - Ingang tot en uitgang van die erf word nie toegelaat langs die grens van die erf aangrensend aan pad N1-21 (nuut) of pad P158-2 nie.
 - Die dorpeleenaar moet op sy koste afskerming tussen die toegangspad na die dorp vanaf John Vorsterlaan en die Pad N1-21 (nuut) voorsien tot bevrediging van die Nasionale Vervoerkommissie op die stadium wanneer laasgenoemde pad gebou sal word.
- Onderhewig aan 'n servituut vir munisipale doeleindes ten gunste van die CITY OF TSHWANE METROPOLITAANSE MUNISIPALITEIT 3(drie) meter wyd die Noordelike grens waarvan aangedui word deur die lyn AB op Kaart LG Nr.A4245/1996 hierby aangeheg.
- ONDERHEWIG aan die volgende voorwaardes opgelê kragtens die bepalings van die Ordonnansie op Dorpsbeplanning en Dorpe, 15 van 1986;
 - 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.
 - 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.
 - 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

Lexis® Convey 17.2.1.16



Page 6

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.

4. SUBJECT to the following conditions imposed and enforceable by the CITY OF TSHWANE METROPOLITAN MUNICIPALITY:

- a) SUBJECT to a servitude in favour of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY for municipal purposes 5,00 (five) meters wide the Northern boundary whereof is indicated by the line A B on diagram No 11588/1997 annexed thereto.
- b) SUBJECT to a servitude in favour of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY for municipal purposes 3,00 (three) meters wide the Eastern boundary whereof is indicated by the line B C on diagram No 11588/1997 annexed thereto.

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

4. PORTION 8 OF ERF 8 HIGHVELD TOWNSHIP
REGISTRATION DIVISION JR, PROVINCE OF GAUTENG

MEASURING 2379 (TWO THOUSAND THREE HUNDRED AND SEVENTY NINE) Square metres

FIRST transferred by Deed of Transfer No. T19131/1998 with diagram SG No. 11587/1997 annexed thereto and held by Deed of Transfer No. T92222/2007

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.

Lexis® Convey 17.2.1.16

Page 7

- (iii) Die dorpeleenaar moet op sy koste afskerming tussen die toegangspad na die dorp vanaf John Vorsterlaan en die Pad N1-21 (nuut) voorsien tot bevestiging van die Nasionale Vervoerkommissie op die stadium wanneer laasgenoemde pad gebou sal word.

2. Onderhewig aan 'n servituut vir munisipale doeleindes ten gunste van die CITY OF TSHWANE METROPOLITAANSE MUNISIPALITEIT 3(drie) meter wyd die Noordelike grens waarvan aangedui word deur die lyn AB op Kaart LG Nr.A4245/1996 hierby aangeheg.

3. 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 goeie dunnke noodsaaklik ag tydelik te plaas op die grond wat aan die voornoemde servituut grens en voorts is die plaaslike bestuur geregtig tot redelike toegang tot genoemde grond vir die voornoemde doel; onderworpe daaraan dat die plaaslike bestuur enige skade vergoed wat gedurende die aanleg, onderhoud of verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

4. SUBJECT to the following conditions imposed and enforceable by the CITY OF TSHWANE METROPOLITAN MUNICIPALITY:

SUBJECT to a servitude in favour of the CITY OF TSHWANE METROPOLITAN MUNICIPALITY for municipal purposes 3,00 (three) meters wide the Eastern boundary whereof is indicated by the line B C on diagram No 11588/1997 annexed thereto.

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

Lexis® Convey 17.2.1.16

Page 12

verwydering van sodanige rioolhoofpypleidings en ander werke veroorsaak word.

- (iv) Onderhewig aan servituut 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

Lexis® Convey 17.2.1.16

“SOUND ADVICE, TURNKEY AUCTIONS AND RELATED ASSET MANAGEMENT SERVICES PERFECTED BY EXPERIENCE GAINED OVER 41 YEARS”

Park Village Auctions have a dynamic team leveraging over 40 years' experience. **We are a fully empowered (Level 2 BBBEE) Auction house.** Our services cover all aspects of the auction from liquidations, valuations and storage, with expertise in disposal of immovable property and movable assets and we are looking forward to assisting you with our experienced team in the immovable property auctioning space.

We are registered members of the South African Institute of Auctioneers (S.A.I.A) and members of the Estate Agency Affairs Board with valid Fidelity Fund certificates

and proudly moving forward as
“THE AUCTIONEERING COMPANY TRUSTED BY BANKS AND RESPECTED BY BUYERS”



Unit No. 10, Ferndale Mews North, Cnr Oak Ave & Dover Road, Ferndale, Randburg 2194. PO. Box 2871, Randburg 2125



auctions@parkvillage.co.za



www.parkvillageauctions.co.za



Tel: (011) 789-4375



Cell: 082 798 9476



NOTES:
