

# INFORMATION PACK

FOR

## 110 UNIT RETIREMENT DEVELOPMENT OPPORTUNITY Centurion Retirement Village

Raslouw Ext 23, c/o Baard & Poole Rd, Raslouw AH Centurion



On Site Auction Date – Tuesday, 23 April 2019 @ 11h00

Contact: Pieter Nel – 084 8800 165

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## Property Information

### Title Deed Information –

**Portion 0 (RE) of Holding 55, Raslouw Agricultural Holdings**

**Proposed Township: Raslouw Extension 23**

**Known as: c/o Baard and Poole Streets, Raslouw AH**

**Title Deed: T139925/2005**

**Extent: 1.6324Ha**

**Local Authority: City Of Tshwane Metropolitan Municipality**

**Registration Division: JR**

**Province: Gauteng**

**Registered Owner: Rafiq & Hajira Tayob Trust (IT 3594/1998)**

**VAT Status: The seller is Registered for VAT**

**Zoning: Residential**

## Executive Summary

### Location

The suburb of Raslouw is a up market established area in Centurion, with properties ranging from R2 400 000.00 to in excess of R30 000 000.00.

Situated conveniently within reach of the N14 highway, with access through to the N1, and along the R55 affording access routes to the Norther Suburbs of Johannesburg, Pretoria and Hartebeespoort.

Shopping Centres, including The Redds Mall and the massive Forest Hill shopping complex are easily reached.

Plans for the area include a new hospital that will be located approximately 2km away, on the corner of Lochner Road and the R55. A new shopping centre is also planned adjacent to the hospital.

## Rezoning Approvals

- City of Tshwane fully supported and approved the retirement village with 110 units with 4 bed step down facility.
- Section 125 Approval in place
- Environmental Impact Assessment approved
- Geological Technical report approved for 110 units and final plan also approved.
- Construction detailed architect plans are finalized and complete (All plans are based on city council 2012 building regulations.
- Stormwater servitudes from property down to the river, through neighboring property, registered at the Surveyor General's office.
- All Gautrans approvals in place.
- All registrations of township and servitudes registered at Surveyor Generals office.
- All section 101 documents ready and available for viewing.

## Services

- Property is not yet serviced.
- All service agreements with Tshwane City Council Departments are signed and in place including Electricity.
- Water and Sewer EXTERNAL services detailed construction drawings are approved by Tshwane.
- Detailed Roads and Stormwater EXTERNAL services construction drawings are approved by Tshwane.
- External services have been on tender and quotes received (available for viewing).
- All EXTERNAL and INTERNAL wayleave approvals to install external services are in place.
- Detailed internal services are fully designed and have been costed.

## Units

Qty	Description	Size	Plan Type
13	2 Bedroom Simplex with Garage & Carport	107m <sup>2</sup>	B
54	Condo Style + Garage	107m <sup>2</sup>	A
10	One Bedroom Apartment	43m <sup>2</sup>	E
24	One Bedroom Apartment	52m <sup>2</sup>	C
9	One Bedroom Apartment	47m <sup>2</sup>	D

### **Facilities & Extra's**

- Private gardens allocated to 18 of the Simplexes & Condo's
- Private Courtyards for 18 of the 1<sup>st</sup> floor apartments (on top of garages)
- 2 Leisure Lounges (one in each of the apartment blocks)
- 4 Elevators
- 35 Guest and Public Parking Bays
- Assisted Living / Recreations Centre, consisting of:
  - Reception
  - Main Lounge
  - Restaurant / Dining Area
  - Deli & Kiosk
  - Kitchen
  - Library & Internet Centre
  - Hair & Beauty Salon
  - Gym / Physio
  - Manager's Office
  - Staff Room
  - Store Rooms
  - Main Laundry Room
  - Doctors Consultation Room
  - Physiotherapist Room
  - Clinic
  - Home / Frail Care / Assisted Living Staff Room
  - 4 Bed Step Down
  - 110 Post Boxes
  - Covered wheelchair friendly walkways throughout the complex
  - Public Toilets

### **Guard House / Security & Refuse**

- Double Entrance Lanes
- Guard House
- Concealed Refuse Area

## Park Land

- Public Parking
- Braai / Leisure Areas
- Gardens
- Walkways
- Rest Areas

Areas to add Koi & Lilly Ponds / Fountains / Games Areas – still to be finalized by Developer

## Next Steps

On registration of transfer of the property into the name of the new developer:

- External service installation can start with immediate effect.
- Developer can adopt and finalize existing plans / architect and submit for final approval.
- The sale of the units can proceed.
- Internal Services designs and plans can be finalized based on submitted plans.

## Plans

The new developer can adopt or change the plans without additional consent from Departments, however, the development may not exceed 110 units.

Additional information available on request, Including:

- Approved Conditions of Establishment
- EIA
- Geotech Report
- S125
- Section 101
- Plans and Servitudes
- Title Deed
- Roads, Water & Sanitation Plans



## Approval Extension



### Economic Development and Spatial Planning

Room 216 | 2<sup>nd</sup> Floor | Ou Raadsaal | Church Square | Pretoria | 0002  
PO Box 6338 | Pretoria | 0001  
Tel: 012 358 1354 / 012 358 1355 / Fax: 012 358 0310  
Email: CityP\_Registration@tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOf

My ref: CPD 9/1/1-RSLX23 313  
Your ref:  
Contact person: L Zeelie/ P de Vos  
Section/Unit:

Tel: 012 358 3259  
Fax:  
Email: LindaZ@tshwane.gov.za

### THE REGISTRAR OF DEEDS

Private Bag X183

### PRETORIA

0001

Sir/Madam

### PROPOSED TOWNSHIP: RASLOUW EXTENSION 23

### EXTENSION OF TIME IN TERMS OF SECTION 101(2) OF THE TOWN- PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986)

The applicant's request dated 7 August 2017, received on 8 August 2017 has reference.

You are hereby informed that the City Planning and Development Committee in terms of delegated authority granted to it by virtue of Council Resolution dated 26 January 2012 read with Council Resolution dated 31 March 2011 resolved on 24 August 2017 to grant extension of time to comply with the provisions of Section 101(2) of the Town Planning and Townships Ordinance, 15 of 1986 for a further period until **20 September 2019**.

The granting of this extension does not in any way imply that the necessary engineering bulk infrastructure will be available when the development phase of the township is done. Engineering Services Agreements can only be entered into once the necessary bulk infrastructure is available.

Yours faithfully



f **AO-COMMITTEE/MPT**

(Committee delegated by the Authorised Official appointed by Council in terms of the LUM By-law/MPT)

## Map



GPS Co-Ordinates 25°50'45.1"S 28°07'14.4"E  
-25.845865, 28.120675

## GIS



## Terms & Conditions

Bidders need to FICA when registering to bid with Copy of ID and Proof of Residence.

5% Deposit payable on the fall of the hammer.

10% Commission, + VAT on Commission, payable on the fall of the hammer.

45 Days for Guarantees.

**For more information, or to pre-register for the auction, please contact:**

**Pieter Nel**

**Cell: 084 8800 165**

**Email [pieter@bideasy.co.za](mailto:pieter@bideasy.co.za)**

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