

INFORMATION PACK

FOR

DEVELOPMENT OPPORTUNITY WITH HIGH EXPOSURE

292 & 294 BEN VILJOEN & 297 DANIE THERON STREETS,
PRETORIA NORTH



On Site Auction Date – Thursday, 20 June 2019 @ 11h00

Contact: Pieter Nel – 084 8800 165

pieter@bideasy.co.za / www.bideasy.co.za

Property Information

Title Deed Information –

PORTION 0 (REMAINING EXTENT) OF ERF 736
Known As: 292 Ben Viljoen Street, Pretoria North
Title Deed: T75137/2014
Extent: 1276.0000SQM
Zoning: Residential 3

AND

ERF 1819 PRETORIA NORTH
Known As: 294 Ben Viljoen Street, Pretoria North
Title Deed: T4125/2007
Extent: 2552.0000SQM
Zoning: Use Zone - XIV SPECIAL

AND

ERF 719 PRETORIA NORTH
Known As: 297 Danie Theron Street, Pretoria North
Title Deed: T23104/2010
Extent: 2552.0000SQM
Zoning: Use Zone - 28 SPECIAL

Local Authority: City Of Tshwane Metropolitan Municipality
Registration Division: JR
Province: Gauteng
Registered Owner: DOCMO CC (REG: 2001/056742/23)
VAT Status: The seller IS Registered for VAT

Property Information

3 Adjoining properties with multi-use potential, with approval for a combination of Special & Residential 3 Zoning.

The 3 stands will be sold collectively, and access to all three stands is available on the western side via Ben Viljoen Street and on the eastern side via Danie Theron Street. This is a unique opportunity.

The existing school building on erf 1819 is let to a school, who let approximately half of the building. As the construction on the property progresses, the school will absorb the additional floorspace, which will increase their rental obligation. Additional letting potential includes additional place of learning, professional offices, storage, etc.

Erf 719 is adjoining Erf 1819 and has the same zoning approved and offers ample parking and a growth opportunity to expand the development. This site also offers ample parking. This property is currently be let as a Office, Workshop and Warehouse.

The erf 736 has Residential 3 zoning and is an excellent re-development opportunity. There are currently 6 residential leases in place, on that site.

Current Rental Income

Property	Lease Ends	Annual Escl	Rental
Erf 1819 – School	2028	10%	R40 000.00pm
Erf 719 – House 1	2020	10%	R10 000.00pm
Erf 736 – House 1	2025	10%	R4 658.50pm
Erf 736 – House 2	2025	10%	R4 658.50pm
Erf 736 – House 3	2025	10%	R4 658.50pm
Erf 736 – House 4	2025	10%	R4 658.50pm
Erf 736 – House 5	2025	10%	R7 986.00pm
Total Income			R76 620.00pm

Zoning Certificate – Erf 1819

BYLAE B VAN PRETORIA WYSIGINGSKEMA ANNEXURE B OF PRETORIA AMENDMENT SCHEME 12014 NOG NIE AFGEKONDIG NIE NOT YET PROMULGATED <div style="text-align: right;">1 of 3</div>		
ERF 1819 PRETORIA NORTH		
1	Use Zone	XIV : SPECIAL
2	Uses permitted	Places of refreshment, shops, hotels, dwelling-units in terms of schedule IIIIC, residential buildings, places of public worship, places of instruction, social halls, dry-cleaners and offices.
3	Uses with consent	Clause 17, Table C, Use Zone VIII, column 4, if in the opinion of the Municipality, the land use is not detrimental to the general amenity of the adjacent properties.
4	Uses not permitted	All other uses.
5	Definitions	Clause 4
6	Density	Not applicable
7	Coverage	50%
8	Height	2 Storeys. Clause 23(2)(b) of the Scheme, excluded.
9	Floor space ratio	0,6
10	Site development plan and landscape development plan	(1) A site development plan and a landscape development plan, unless otherwise determined by the Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality in accordance with its requirements for approval prior to the submission of building plans. (2) The landscaping, in terms of the landscape development plan, shall be completed by completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality. (3) An approved site development plan may only be amended with the consent of the Municipality and no building plan which does not comply with the proposals and conditions as set out in the approved site development plan, will be approved by the Municipality.
11	Building lines	According to Scheme.
GETEKEN DEUR / SIGNED BY <div style="text-align: center; margin-top: 10px;">  </div>		DATUM / DATE <div style="text-align: center; margin-top: 10px;">  </div>

Zoning Certificate – Erf 719

BYLAE B VAN PRETORIA WYSIGINGSKEMA ANNEXURE T OF TSHWANE SCHEME		516T
NOG NIE AFGEKONDIG NIE NOT YET PROMULGATED		1 of 1
ERF 719 PRETORIA NORTH		
1	Use Zone	28 : SPECIAL
2	Uses permitted	Places of refreshment, shops, hotels, storage area, residential buildings, places of public worship, places of instruction, social halls, dry-cleaners and offices.
3	Uses with consent	Blocks of tenements, boarding house and hostel
4	Uses not permitted	Industry, noxious industry, panel-beater and scrap yard
5	Definitions	Clause 5
6	Density	Not applicable
7	Coverage	50%
8	Height	2 Storeys
9	Floor space ratio	0,6
10	Site development plan and landscape development plan	1) A site development plan and a landscape development plan, unless otherwise determined by the Municipality, compiled by a person suitably qualified to the satisfaction of the Municipality, shall be submitted to the Municipality in accordance with its requirements for approval prior to the submission of building plans. 2) The landscaping, in terms of the landscape development plan, shall be completed by completion of the development or any phase thereof. The continued maintenance of the landscape development shall be to the satisfaction of the Municipality. 3) An approved site development plan may only be amended with the consent of the Municipality and no building plan which does not comply with the proposals and conditions as set out in the approved site development plan will be approved by the Municipality.
11	Building lines	Clause 12, Table A
12	Parking requirements	1) The area marked as A, B, C, D on Plan A will be used for parking and be consolidated with Erf 1819 Pretoria North.
GETEKEN DEUR / SIGNED BY		DATUM / DATE
		

Zoning Certificate – R/736



City Planning & Development Department

Room 1-010 Ikhune Building | 143 Lilian Ngoyi (Van der Walt) Street | Pretoria | 0002
 PO Box 3242 | Pretoria | 0001
 Tel: 012 366 7967/8
 Email: geoinfo@cityof.tshwane.gov.za | www.tshwane.gov.za | www.facebook.com/CityOfTshwane
 Generated by: GeoWeb

Date 2015/01/27

TO WHOM IT MAY CONCERN

ZONING CERTIFICATE IN TERMS OF TSHWANE TOWN-PLANNING SCHEME, 2008 (REVISED 2014)

PROPERTY KEY: 053200736/R

PROPERTY DESCRIPTION: 736 /R PRETORIA NORTH

The following zoning information must be read with the Clauses and Schedules of the Tshwane Town-Planning Scheme 2008 (Revised 2014).

A. USE ZONE 3: RESIDENTIAL 3

PURPOSES FOR WHICH LAND AND BUILDINGS MAY BE ERECTED AND USED IN TERMS OF TABLE B (COLUMN 3):	THE FOLLOWING LAND-USES MAY NOT BE ERECTED AND USED EXCEPT ONLY WITH THE CONSENT OF THE MUNICIPALITY IN TERMS OF TABLE B (COLUMN 4):	PURPOSES FOR WHICH LAND AND BUILDINGS MAY NOT BE ERECTED OR USED IN TERMS OF TABLE B (COLUMN 5):
Duplex Dwellings and Dwelling-units subject to Schedule 3	Institution Parking Site Place of Instruction Place of Public Worship Residential Building Retirement Centre Social Hall Sport and Recreation Club Sports and Recreation Ground Wall of Remembrance in conjunction with a Place of Public Worship	Uses not in Columns 3 and 4

B ANNEXURE T	N/A
C MINIMUM ERF SIZE	N/A
D UNITS PER HA	N/A
E COVERAGE	Table E, Schedule 3, subject to Clause 27
F FLOOR AREA RATIO	Table C, Schedule 3, subject to Clause 25
G HEIGHT	Table D, Schedule 3, subject to Clause 26
H DENSITY	N/A
I CONSENT USE	Disclaimer: Please note that the validity of the Consent Use cannot be verified as the rights may have lapsed.
J BUILDING LINES	Streets : Subject to Clause 9(a), (b), (d) and (e) Other : Subject to Clause 12
K SCHEDULE	N/A
L ATTACHED DECLARATIONS	Schedule

Kind regards
 2015-01-27 17

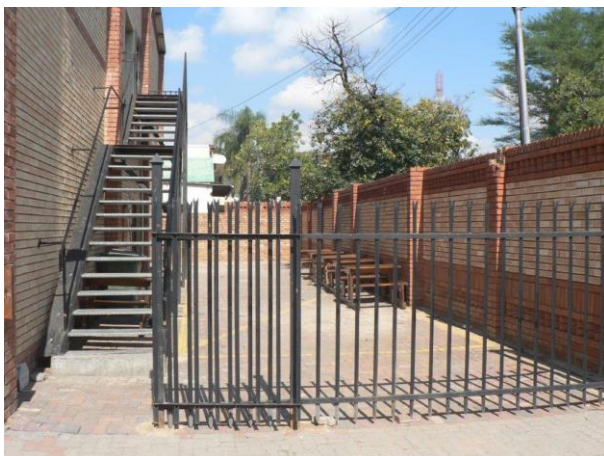
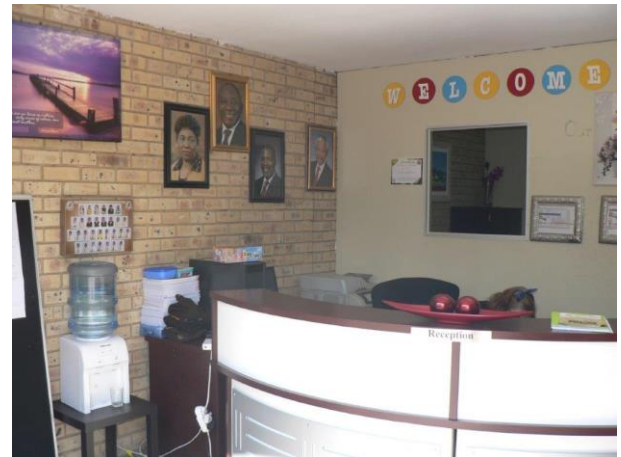

F. STRATEGIC EXECUTIVE DIRECTOR: CITY PLANNING & DEVELOPMENT

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

Kgona ya Polokanya le Tshabululo ya Tsepoqololo • Department Stadtebeplanning en - entshabululo
 Lefapha la Tholaganya le Tshabululo • ya Tsepoqololo • Nkwenkwele ya Nkwenkwele ya Vapoleli leya Dorobankole
 Ukwanyanga Wasekwenkwele Vasekwenkwele • City Planning and Development Department
 Ukwanyanga wasekwenkwele leNkwenkwele leTshabululo

Document Ref: 4d6792f-f1ff-44eb-9f94-75abce83706b

Photo's





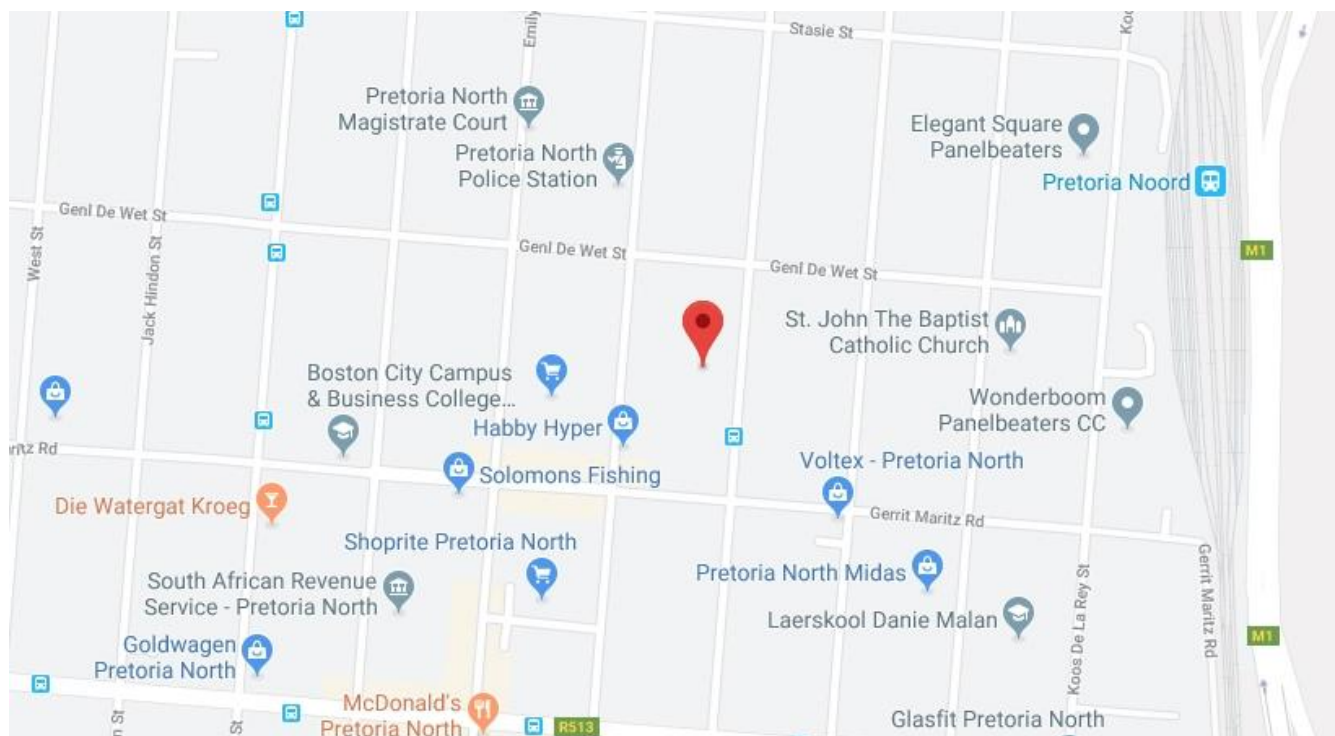






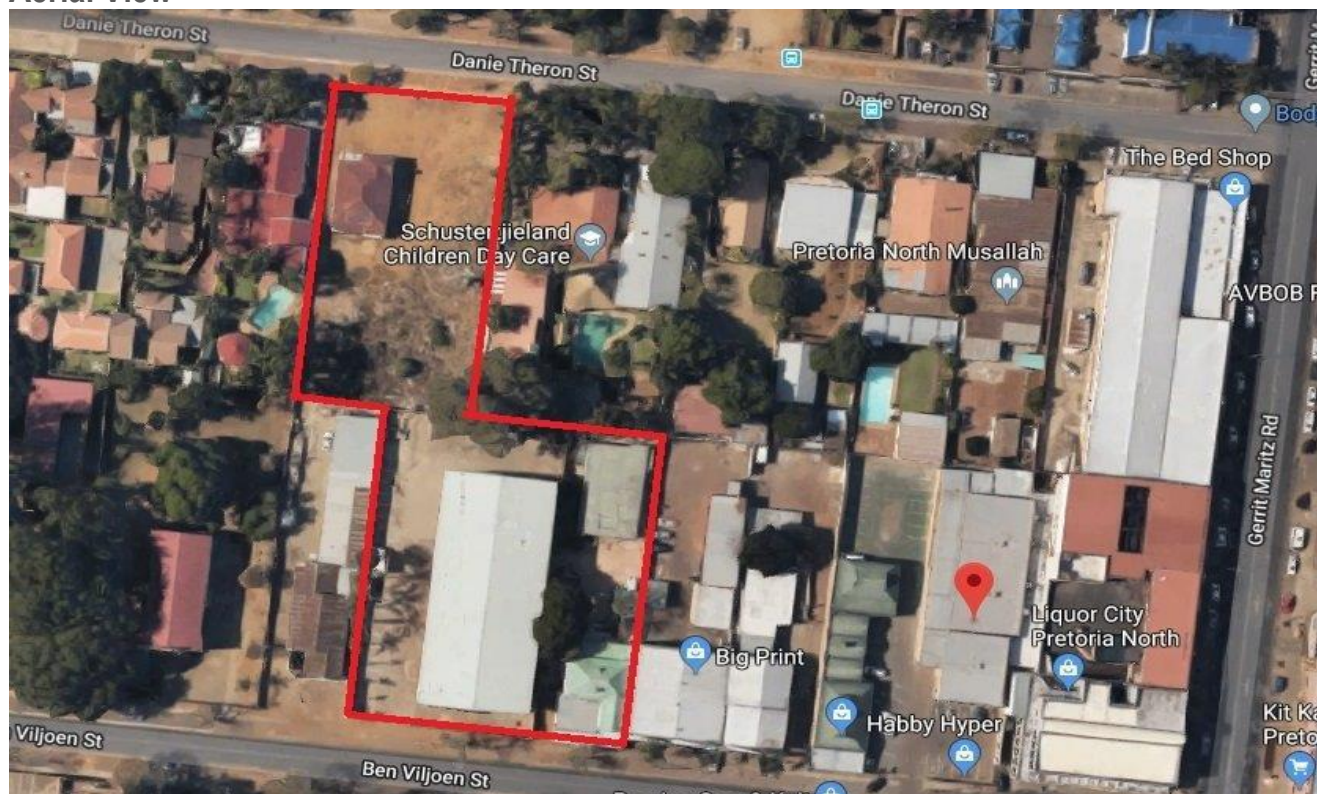


Map

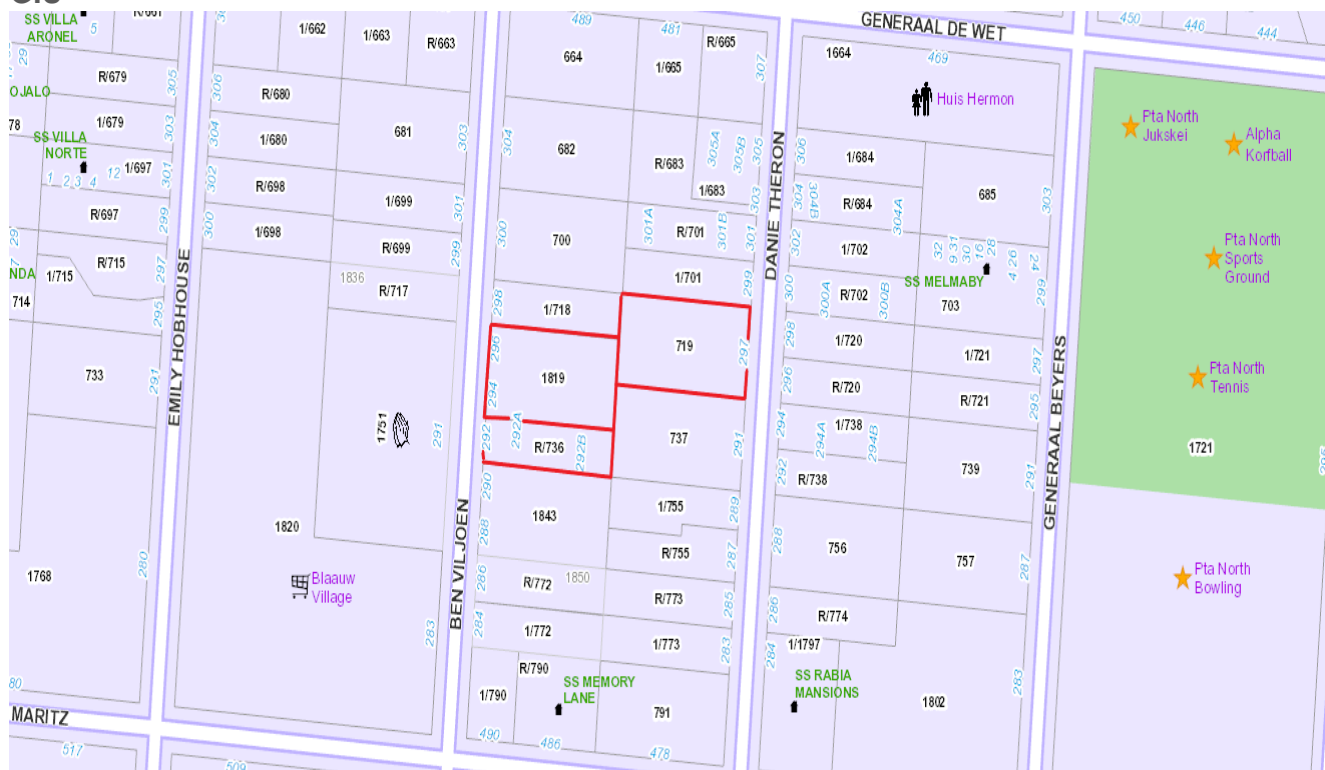


GPS Co-Ordinates 25°40'23.8"S 28°10'31.2"E
-25.673277, 28.175335

Aerial View



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, please contact:

Pieter Nel

Cell: 084 8800 165

Email pieter@bideasy.co.za

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