

INFORMATION MEMORANDUM

34 3RD STREET, SPRINGS, GAUTENG

AUCTION SALE: 25 JULY 2026, 11:45AM | 34 3RD STREET, SPRINGS, GAUTENG



**TERMS: 10% DEPOSIT +10% BUYERS COM EXCL VAT, AT THE FALL OF THE HAMMER,
BALANCE CASH OR GUARANTEES, 14 DAYS FROM CONFIRMATION**

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Postal Address: P.O. Box 77460, Eldoraigne, 0171, South Africa

Head Office Physical Address: CHOPROP House, 146 Willem Botha Avenue, Wierda Park, Centurion, 0157

INFORMATION MEMORANDUM

34 3RD STREET, SPRINGS, GAUTENG

AUCTION SALE: 25 JULY 2026, 11:45AM | 34 3RD STREET, SPRINGS, GAUTENG

PRIME COMMERCIAL INVESTMENT OPPORTUNITY – SPRINGS CBD

Unlock the potential of a high-yield commercial property in the heart of Springs!

Positioned on a prominent corner at 34 Third Street, Springs, this well-located commercial building presents an exceptional opportunity for investors seeking immediate income and long-term capital growth.

With an established monthly rental income of approximately R106,400 per month, this property offers strong cash flow from day one, making it an attractive addition to any investment portfolio.

Why This Property Stands Out:

- ✓ Prime location in the bustling Springs CBD
- ✓ High visibility corner position with excellent exposure
- ✓ Established tenants generating immediate rental income
- ✓ Strong monthly revenue stream of approximately R106,400
- ✓ Ideal for investors looking for a secure, income-producing asset
- ✓ Potential for future rental growth and value appreciation
- ✓ Situated within a well-established commercial precinct with ongoing business activity

Whether you're a seasoned property investor or looking to expand your commercial portfolio, this is a rare opportunity to acquire a strategically positioned asset with proven income-generating potential.

Auction Details

Date: 25 July 2026

🕒 Time: 12:30 PM (Online Auction)

Investment Highlights

Income-producing commercial property

Prime CBD location

Strong tenant demand area

Excellent accessibility and visibility

Opportunity to secure below replacement cost through auction

Properties offering this level of income and location seldom become available.

Don't miss the opportunity to secure a prime commercial asset in one of Springs' established business hubs.

For further information, viewing arrangements, and auction registration: 082 595 2242 | 082 808 8886
info@choprop.co.za Bid with confidence. Invest with vision. Own a prime commercial property that works for you from day



DEFINITIONS



AGENTS	Choprop Sales & Letting (Pty) Ltd
ADDRESS	34 3rd Street, Springs, Gauteng
CA	Confidentiality Agreement
GFA	Gross Floor Area
LGA	Local Government Area
m	Metres
M²	Square metres
M	Millions
MEMORANDUM	Information Memorandum
NLA	Nett Lettable Area
RECIPIENT	Parties receiving the Memorandum
RELEVANT PERSONS	The Agent, partners, employees, agents and representatives or advisors and the company.
SUBJECT	34 3rd Street, Springs, Gauteng

Disclaimer

Whilst all reasonable care has been taken to provide accurate information, neither Choprop Nor the Seller/s guarantee the correctness of the information provided herein and neither will be held liable for any direct or indirect damages or loss, of whatsoever nature, suffered by any person as a result of errors or omissions in the information provided, whether due to negligence or other wise of or the Seller/s or any other person.

INTRODUCTION

Choprop Sales & Letting (Pty) Ltd is pleased to present this Information Memorandum on behalf of the vendor for 13 Nursery Road, Pullens hope, Mpumalanga.

This Information Memorandum outlines key information in relation to the property and is being provided to prospective purchasers to assist with the sale due diligence.

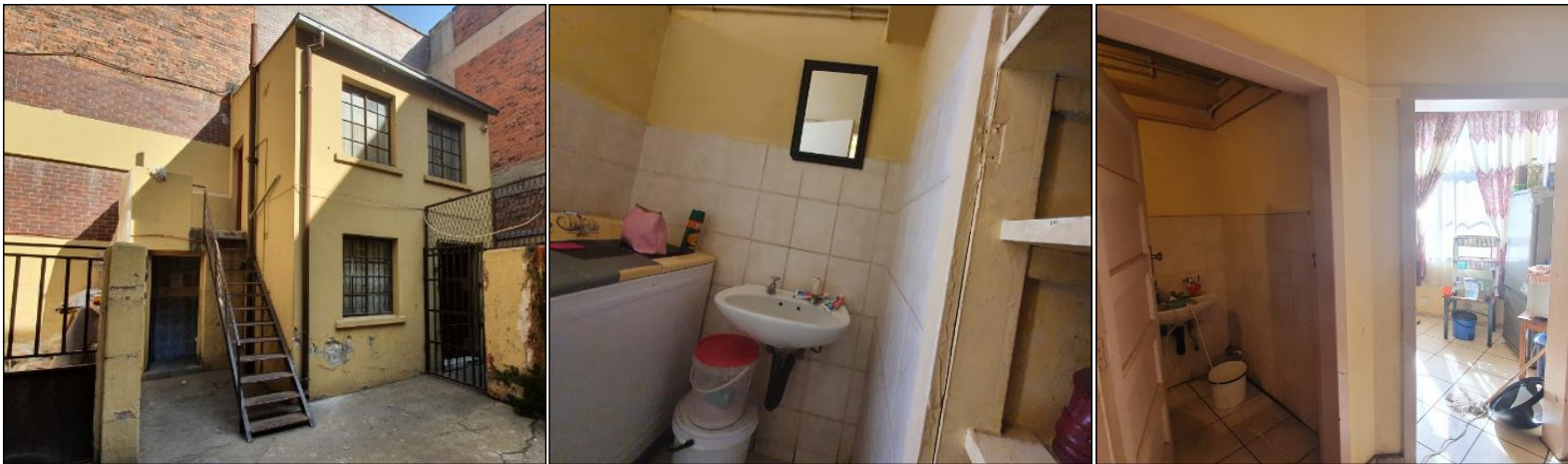
On behalf of the Vendor we thank you for taking an interest in the property and trust you will find this Information Memorandum of use.

All enquiries should be directed to our Property Professional Yusuf Essa.



Mobile: | 082 595 2242
Email: | ceo@choprop.com

EXECUTIVE SUMMARY



PROPERTY DESCRIPTION

Unlock the potential of a high-yield commercial property in the heart of Springs!

Positioned on a prominent corner at 34 Third Street, Springs, this well-located commercial building presents an exceptional opportunity for investors seeking immediate income and long-term capital growth.

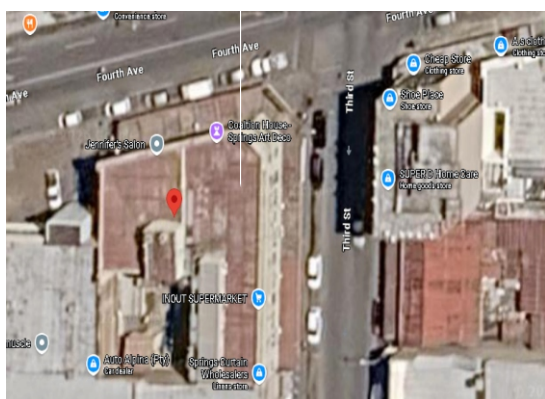
With an established monthly rental income of approximately R106,400 per month, this property offers strong cash flow from day one, making it an attractive addition to any investment portfolio.

Why This Property Stands Out:

- ✓ Prime location in the bustling Springs CBD
- ✓ High visibility corner position with excellent exposure
- ✓ Established tenants generating immediate rental income
- ✓ Strong monthly revenue stream of approximately R106,400
- ✓ Ideal for investors looking for a secure, income-producing asset
- ✓ Potential for future rental growth and value appreciation
- ✓ Situated within a well-established commercial precinct with ongoing business activity

Whether you're a seasoned property investor or looking to expand your commercial portfolio, this is a rare opportunity to acquire a strategically positioned asset with proven income-generating potential.

PROPERTY LOCATION



RATES & TAXES:

±R3105.19

LAND SIZE :

±683 m²

ERF:

±277 m²

COORDINATES (LAT/LONG):

<https://maps.app.goo.gl/xkQzYMhTjMq9dFP27>

PROPERTY PHOTOS



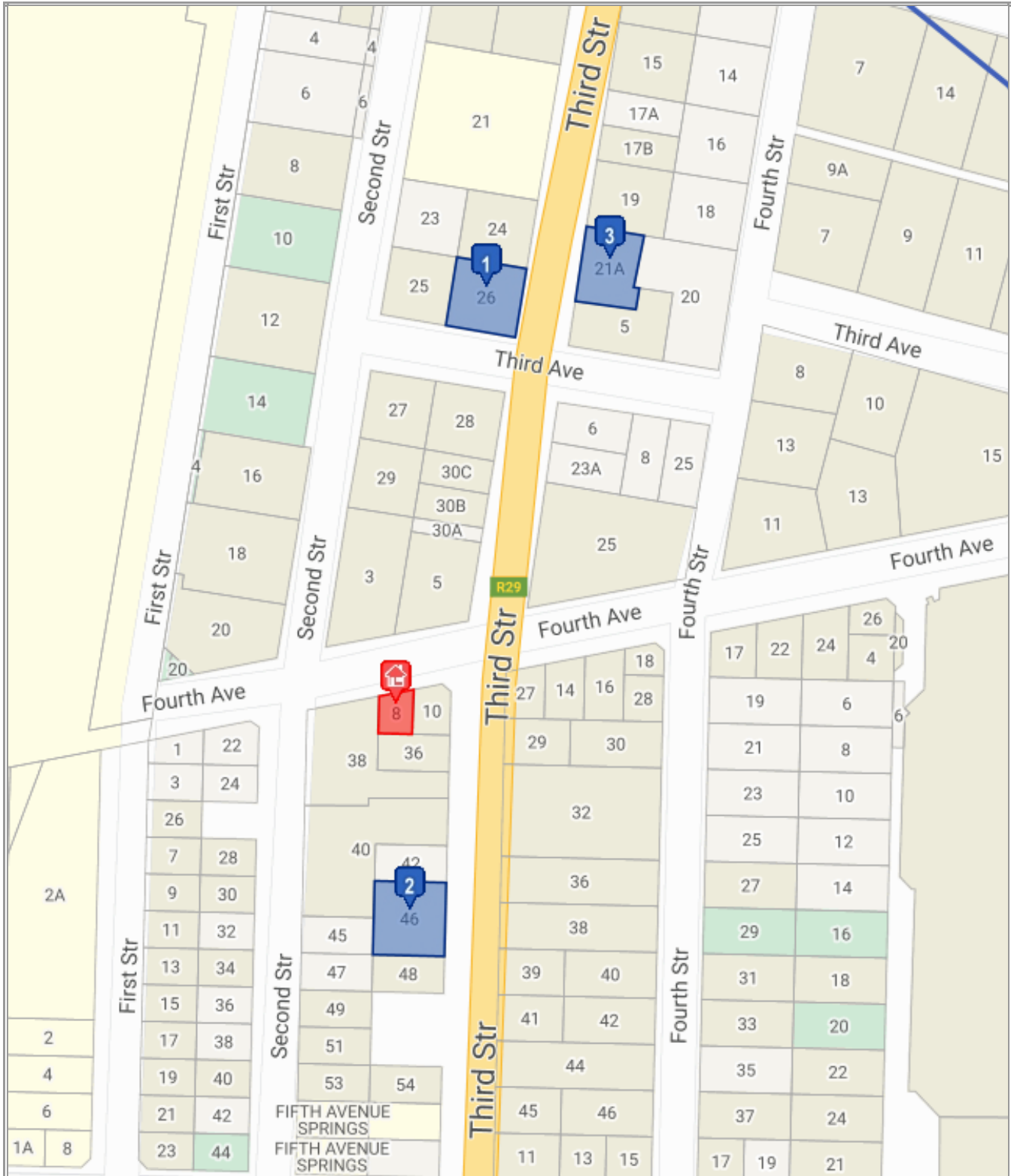


PROPERTY INFORMATION			
Erf	277	GPS	28.439312°E 26.25313°S
Township	SPRINGS	Extent	172 m²
Address	8 FOURTH AVENUE	Cadastral extent	164 m²
Suburb	SPRINGS CENTRAL	Usage	Business
Municipality	EKURHULENI	Type	
Province	GAUTENG	Zoning	5
		Zoning Desc	Business 1

MUNICIPAL VALUATION	
Total Value	-
Valuation Year	-

ACCOMMODATION							
Condition	Avg	Age		Building Extent	-		
Bed Rooms	-	Reception Rooms	-	Alarm	-	Perim Security	-
Bath Rooms	-	En Suite	-	Pool	-	Tennis Court	-
Study	-	Domestic Accom.	-	Garden	-	Sprinkler System	-
Garages	-	P Bays/C Ports	-	Borehole	-	Outside Accom.	-
Special Features							

Properties included for Comparative Market Analysis





Choprop
WIERDA PARK
Yusuf Ismail Essa Suliman

E-mail: reception@choprop.co.za
Cell: 082 595 2242

Tel: 012 653 4444



CMA - Indexed Value

SUBJECT PROPERTY			
Erf Number	Address	Purchase Date	Purchase Price
277	8 FOURTH AVENUE, SPRINGS CENTRAL	2011/06/13	R 2 400 000
Indexed Value R 4 626 000 as at 2026/06/22			
Compound Annual Growth Rate: 4.47%			

The **indexed value** of a property is calculated by taking the most recent sale data, and for each year since the last sale date, up until today, adding the average property inflation (price increase) for that particular year to the sale price. This is the same as if we invested our money in the bank and were paid interest at the property inflation rate.

For example, we have a property that sold for R 1,000,000 on 1 January 2012 and want to calculate the indexed value on 1 January 2015. We will **assume** property inflation of 4% for 2012, 3% for 2013 and 5% for 2014:

Sale Price	on 2012/01/01 = Sale Price	= R 1,000,000
Indexed Value	on 2013/01/01 = R 1,000,000 + eg. 4% (property inflation 2012)	= R 1,040,000
Indexed Value	on 2014/01/01 = R 1,040,000 + eg. 3% (property inflation 2013)	= R 1,071,200
Indexed Value	on 2015/01/01 = R 1,071,200 + eg. 5% (property inflation 2014)	= R 1,124,760

Compound Annual Growth Rate (CAGR) is the smoothed annualized gain of an investment over a given time period.

The CAGR on the example above from 2012 to 2015 would then be 4.0%.



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CMA - Comparative Market Analysis

	Dist	Erf Number	Address	Usage	Property Type	Erf Extent	Last Sale Date	Last Sale
SUBJECT PROPERTY								
		277	8 FOURTH AVENUE, SPRINGS CENTRAL	Business		172 m ²	2011/06/13	R 2 400 000
COMPARATIVE PROPERTIES								
1	145 m	18	26 THIRD STREET, SPRINGS CENTRAL	Residential		558 m ²	2007/02/26	R 1 400 000
2	70 m	1916	46 THIRD STREET, SPRINGS CENTRAL	Residential		619 m ²	2005/05/05	R 700 000
3	169 m	45-3	21A THIRD STREET, SPRINGS CENTRAL	Residential		516 m ²	1996/08/21	R 220 000
Comparative Market Analysis Value R 2 528 000 as at 2026/06/22							Lower Range:	R 2 124 000
							Middle Range:	R 2 537 000
							Upper Range:	R 2 929 000



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CMA - Comparative Municipal Valuation

	Erf Number	Address	Usage	Property Type	Erf Extent	Building Extent	Municipal Valuation	Valuation Year
SUBJECT PROPERTY								
	277	8 FOURTH AVENUE, SPRINGS CENTRAL	Business		172 m²			
COMPARATIVE PROPERTIES								
1	18	26 THIRD STREET, SPRINGS CENTRAL	Residential		558 m²		R 4 586 000	2022
2	1916	46 THIRD STREET, SPRINGS CENTRAL	Residential		619 m²		R 3 207 000	2022
3	45-3	21A THIRD STREET, SPRINGS CENTRAL	Residential		516 m²		R 1 977 000	2022



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CMA - Comparative Accommodation

	Address	Erf Extent	Build Extent	Age	Cond	Bed Rooms	Reception Rooms	Study	Bath Rooms	En Suite	Domestic Accom	Garages	P Bays / C Ports	Alarm	Perimeter Security	Pool	Tennis Court	Garden	Sprinkler System	Borehole	Outside Accom
SUBJECT PROPERTY																					
	8 FOURTH AVENUE, SPRINGS CENTRAL	172 m²			Avg																
COMPARATIVE PROPERTIES																					
1	26 THIRD STREET, SPRINGS CENTRAL	558 m²			Good																
2	46 THIRD STREET, SPRINGS CENTRAL	619 m²			Good																
3	21A THIRD STREET, SPRINGS CENTRAL	516 m²			Good																



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1 most recent sales in "FOURTH AVENUE"

Erf Number	Address	Usage	Property Type	Erf Extent	Building Extent	Last Sale Date	Last Sale	R/m²
1024	70 FOURTH AVENUE, SPRINGS CENTRAL	Residential		554 m²		2023/10/09	R 1 900 000	R 3 430

9TH APRIL 2026.

RENTELS FOR WONDERPARK PROPERTIES SPRINGS AS BELOW:

5 X LARGE BACHELOR FLATS AT R3000.00 MONTHLY = R 15,000.00

FLAT NO''S 6,7,8,14,15 AND 16

1 X LARGE FLAT NO-7 PETER STAYS NO CHARGE AS CARETAKER

10 X ONE BEDROOM FLATS AT R2500.00 MONTHLY= R 25,000.00

TOTAL RENTAL FOR FLATS R 40,000.00

ROOMS :

NO-17 R1200.00

NO-18 900.00

NO-19 1200.00

NO-20 1300.00

NO-21 1300.00 TOTAL FOR ROOMS R 5,900.00

GROUND FLOOR SHOPS RENTAL AS BELOW:

HOME COATING MONTHLY R 17,500.00

SPRINGS CURTAINS (ZEKY) 2 shops R 18,000.00

ELIAS OSMAN R 8,000.00 will be 10K IN SEPT-26

TOTAL RENTAL FOR SHOPS R 43,500.00

TOTAL RENTAL FOR BUILDING R 89,400.00

RECEIVE MONTHLY FROM METER MATE +- 17,000.00

TOTAL RENTAL FOR BUIDING R 106,400.00

MONTHLY- LIGHTS, RATES AND WATER

+ - R 42,000-00

PROPERTY IS ON 3 ERF'S IF CONSOLIDATED YOU CAN SAVE

A LOT ON RATES AND WASTE MANAGEMENT.

ALSO ONE FLAT NO 7 RENTAL IS NOT ADDED AS CARETAKER

IS LIVING THERE NO CHARGE.

WE PAY MONTHLY TO CLEANER R1,800.00 AND SECURITY R1,800.00



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COPY TAX INVOICE

VAT Reg No. 4280193493

Invoice Number:
35026934702026/05/12

Name	WONDERPARK PROP CC		Account Number	3502693470	
Ward Number	75	Payments Included Until	2026-05-12	Vat Reg. No.	99
Street Address			Electricity / Water Deposit		Statement Date
			Cash	Guarantee	
8 FOURTH AVENUE			0.00	0.00	2026-05-12
Township			Sectional Title		Property Valuation
			Sectional Title Name	Unit No	Total Value ' '
SPRINGS					0
ERF Number	X01 000 00000277	Portion	00000 0000 0000	Area m2	172

Date	Icon	Details	Charge (excl. VAT)	VAT	Charge (incl. VAT)
04/09		BALANCE BROUGHT FORWARD	12132.98		12132.98
04/29		PAYMENT - THANK YOU	-12133.00		-12133.00
		SUB TOTAL	-0.02		-0.02
05/11		000018 INCENTIVE PAYMENT	-242.67		-242.67
REFUSE REMOVAL					
05/11		REFUSE: FLATS/TOWN HOUSES 240L BIN x 16 units	3780.00	567.00	4347.00
05/11		REFUSE: BUSINESS 240L X1 PER WEEK x 8 units	4675.68	701.35	5377.03
05/11		REFUSE: LITTERPICKING x 172 units	28.67	4.30	32.97
WATER SERVICE					
05/11		BASIC WATER:AVAILABILITY BUSINESS	1687.49	253.12	1940.61
SEWERAGE					
05/11		BASIC SEWER:AVAILABILITY 1 kl	589.92	88.49	678.41
TOTAL CURRENT LEVY 12133.35					

30 Days	60 Days	90 Days	90 + Days	Total Charge (excl.VAT)	Total VAT	Total Charge (incl.VAT)
0.00	0.00	0.00	0.00	10519.07	1614.26	12133.33
Amount In Advance		0.00	Due Date	2026-06-02	Amount Payable	12134.00

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**REMITTANCE
ADVICE**

**VAT Reg No.
4280193493**

> > > > > > 9 1336 3502 6934 706

3502693470

115443502693470

Name WONDERPARK PROP CC
Account Number 3502693470
Due Date 2026-06-02
Amount Payable 12134.00



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COPY TAX INVOICE

VAT Reg No. 4280193493

Invoice Number:
35027055942026/05/12

Name	WONDERPARK PROP CC		Account Number	3502705594	
Ward Number	75	Payments Included Until	2026-05-12	Vat Reg. No.	99
Street Address			Electricity / Water Deposit		Statement Date
			Cash	Guarantee	
36 3RD STREET			0.00	0.00	2026-05-12
Township			Sectional Title		Property Valuation
			Sectional Title Name	Unit No	
SPRINGS					4496000
ERF Number	X01 000 00000280	Portion	00000 0000 0000	Area m2	310

Date	Icon	Details	Charge (excl. VAT)	VAT	Charge (incl. VAT)
04/09		BALANCE BROUGHT FORWARD	8033.40		8033.40
04/29		PAYMENT - THANK YOU	-8034.00		-8034.00
		SUB TOTAL	-0.60		-0.60
05/11		000018 INCENTIVE PAYMENT	-160.68		-160.68
PROPERTY RATES					
05/11	🏠	PROPERTY RATES RESIDENTIAL	4316.16		4316.16
05/11	🏠	VA-VALUE-EXCLUSION	-144.00		-144.00
REFUSE REMOVAL					
05/11	🗑️	REFUSE: BUSINESS 240L X1 PER WEEK x 2 units	1168.92	175.34	1344.26
05/11	🗑️	REFUSE: LITTERPICKING x 310 units	51.67	7.75	59.42
WATER SERVICE					
05/11	🚰	BASIC WATER:AVAILABILITY BUSINESS	1687.49	253.12	1940.61
SEWERAGE					

30 Days	60 Days	90 Days	90 + Days	Total Charge (excl.VAT)	Total VAT	Total Charge (incl.VAT)
0.00	0.00	0.00	0.00	7508.88	524.70	8033.58
Amount In Advance		0.00	Due Date	2026-06-02	Amount Payable	8034.00

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ADVICE**

**VAT Reg No.
4280193493**

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949

3502705594

115443502705594

Name	WONDERPARK PROP CC	
Account Number	3502705594	
Due Date	2026-06-02	Amount Payable 8034.00



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VAT Reg No. 4280193493

Invoice Number:
35027055942026/05/12

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Name	WONDERPARK PROP CC		Account Number	3502705594	
Ward Number	75	Payments Included Until	2026-05-12	Vat Reg. No.	99
Street Address			Electricity / Water Deposit		Statement Date
			Cash	Guarantee	
36 3RD STREET			0.00	0.00	2026-05-12
Township			Sectional Title		Property Valuation
			Sectional Title Name	Unit No	Total Value
SPRINGS					4496000
ERF Number	X01 000 00000280	Portion	00000 0000 0000	Area m2	310

05/11		BASIC SEWER:AVAILABILITY 1 kl TOTAL CURRENT LEVY 8034.18	589.92	88.49	678.41
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30 Days	60 Days	90 Days	90 + Days	Total Charge (excl.VAT)	Total VAT	Total Charge (incl.VAT)
0.00	0.00	0.00	0.00	7508.88	524.70	8033.58
Amount In Advance		0.00	Due Date	2026-06-02	Amount Payable	8034.00

MFSSAGF



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	> > > > > > 9 1336 3502 7055	
	949	
	3502705594	115443502705594

Name WONDERPARK PROP CC	
Account Number 3502705594	
Due Date 2026-06-02	Amount Payable 8034.00



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Name	WONDERPARK PROP CC		Account Number	3502692296	
Ward Number	75	Payments Included Until	2026-05-13	Vat Reg. No.	99
Street Address			Electricity / Water Deposit		Statement Date
			Cash	Guarantee	
10 FOURTH AVENUE			11770.00	0.00	2026-05-13
Township			Sectional Title		Property Valuation
			Sectional Title Name	Unit No	
SPRINGS					0
ERF Number	X01 000 00000278	Portion	00000 0000 0000	Area m2	201

Date	Icon	Details	Charge (excl. VAT)	VAT	Charge (incl. VAT)
04/13		BALANCE BROUGHT FORWARD	20759.50		20759.50
04/29		PAYMENT - THANK YOU	-20760.00		-20760.00
		SUB TOTAL	-0.50		-0.50
05/13		000018 INCENTIVE PAYMENT	-415.21		-415.21
ELECTRICITY SERVICE					
05/13	⚡	FIXED CHARGE	138.22	20.73	158.95
05/13	⚡	M-NO:S051711372 TAR:ELA-BUSINESS 230/400			
	⚡	Curr = 53754.240 Prev = 51903.669 Cons = 1850.571			
	⚡	Reading dates: Curr 26/05/01 Prev 26/04/01			
	⚡	1850.571 kWh	6977.58	1046.64	8024.22
05/13	⚡	M-NO:S021411312 TAR:ELB-RESELLERS RES ST			
	⚡	Curr = 83448.918 Prev = 82355.718 Cons = 1093.200			
	⚡	Reading dates: Curr 26/05/01 Prev 26/04/01			

30 Days	60 Days	90 Days	90 + Days	Total Charge (excl.VAT)	Total VAT	Total Charge (incl.VAT)
0.00	0.00	0.00	0.00	18789.10	2880.73	21669.83
Amount In Advance		0.00	Due Date	2026-06-01	Amount Payable	21670.00

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VAT Reg No. 4280193493

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3502692296

115443502692296

Name	WONDERPARK PROP CC	
Account Number	3502692296	
Due Date	2026-06-01	Amount Payable 21670.00



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VAT Reg No. 4280193493

Invoice Number:
35026922962026/05/13

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Name	WONDERPARK PROP CC		Account Number	3502692296	
Ward Number	75	Payments Included Until	2026-05-13	Vat Reg. No.	99
Street Address			Electricity / Water Deposit		Statement Date
			Cash	Guarantee	
10 FOURTH AVENUE			11770.00	0.00	2026-05-13
Township			Sectional Title		Property Valuation
			Sectional Title Name	Unit No	Total Value
SPRINGS					0
ERF Number	X01 000 00000278	Portion	00000 0000 0000	Area m2	201

05/13	⚡	1093.200 kWh	3586.46	537.97	4124.43
05/13	⚡	M-NO:0021411312 TAR:ELB-RESELLERS RES OF			
	⚡	Curr = 13312.445 Prev = 11898.605 Cons = 1413.840			
	⚡	1413.840 kWh	4515.95	677.39	5193.34
05/13	⚡	M-NO:P021411312 TAR:ELB-RESELLERS RES PE			
	⚡	Curr = 6227.886 Prev = 5660.347 Cons = 567.539			
	⚡	Reading dates: Curr 26/05/01 Prev 26/04/01			
05/13	⚡	567.539 kWh	1995.98	299.40	2295.38
	⚡	M-NO:D021411312 TAR:ELB-RESELLERS RES ST			
	⚡	Demand = 12.003			
05/13	⚡	Reading dates: Curr 26/05/01 Prev 26/04/01			
	⚡	12.003 kVa	429.45	64.42	493.87
	⚡	NETWORK ACCESS CHARGE	498.15	74.72	572.87

30 Days	60 Days	90 Days	90 + Days	Total Charge (excl.VAT)	Total VAT	Total Charge (incl.VAT)
0.00	0.00	0.00	0.00	18789.10	2880.73	21669.83
Amount In Advance		0.00	Due Date	2026-06-01	Amount Payable	21670.00

MESSAGE

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siyakhokha@ekurhuleni.gov.za



Phone: 0860 543 000
Email: callcentre@ekurhuleni.gov.za
Twitter: @EMM_Call_Centre

REMITTANCE
ADVICE

VAT Reg No.
4280193493

3 2 4

3 5 0 2 6 9 2 2 9 6

> > > > > 9 1336 3502 6922 966

3502692296

pay@

115443502692296

Name	WONDERPARK PROP CC	
Account Number	3502692296	
Due Date	2026-06-01	Amount Payable
		21670.00



City of Ekurhuleni

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COPY TAX INVOICE

VAT Reg No. 4280193493

Invoice Number:
35026922962026/05/13

Name	WONDERPARK PROP CC		Account Number	3502692296	
Ward Number	75	Payments Included Until	2026-05-13	Vat Reg. No.	99
Street Address			Electricity / Water Deposit		Statement Date
			Cash	Guarantee	
10 FOURTH AVENUE			11770.00	0.00	2026-05-13
Township			Sectional Title		Property Valuation
			Sectional Title Name	Unit No	Total Value
SPRINGS					0
ERF Number	X01 000 00000278	Portion	00000 0000 0000	Area m2	201

		Reading dates: Curr 26/05/01 Prev 26/04/01			
REFUSE REMOVAL					
05/13		REFUSE: BUSINESS 240L X1 PER WEEK x 1 units	584.46	87.67	672.13
05/13		REFUSE: LITTERPICKING x 201 units	33.50	5.03	38.53
WATER SERVICE					
05/13		M-NO:175009266 TAR:WATER-RESIDENTIAL			
		INTERIM 9 KI	204.39	30.66	235.05
SEWERAGE					
05/13		INTERIM	240.67	36.10	276.77
TOTAL CURRENT LEVY 21670.33					

30 Days	60 Days	90 Days	90 + Days	Total Charge (excl.VAT)	Total VAT	Total Charge (incl.VAT)
0.00	0.00	0.00	0.00	18789.10	2880.73	21669.83
Amount In Advance		0.00	Due Date	2026-06-01	Amount Payable	21670.00

MESSAGE

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**REMITTANCE
ADVICE**

**VAT Reg No.
4280193493**

> > > > > > 9 1336 3502 6922 966

3502692296

115443502692296

Name	WONDERPARK PROP CC
Account Number	3502692296
Due Date	2026-06-01
Amount Payable	21670.00

6. ZONING CERTIFICATES



City of Ekurhuleni
METROPOLITAN MUNICIPALITY

CITY PLANNING

P O Box 45
Springs 1560

Tel. (011) 999-8515
Fax (011) 999-8819

ZONING CERTIFICATE

1. DESCRIPTION OF PROPERTY	Property no. 277	Township / Farm / Holding SPRINGS
2. TOWN PLANNING SCHEME	Ekurhuleni Town Planning Scheme, 2014.	
Zoning	BUSINESS 1	
Central Business District (CBD)	YES	
Annexure number	<null>	
Additional or Restrictive Rights	<null>	
Consent use number	<null>	
Consent use Description	<null>	
* Coverage	95%	
* Height (in storeys)	UNR	
* Floor Area Ratio (FAR)	<null>	
* Density (per sqm or ha)	> 60/HA	
Parking Requirements	Refer to Table "E" or Annexure	
Building Lines	Refer to Table "A" & "B" or Annexure	
Lines of no Access	Refer to Map I.t.o. Clause 12 or Annexure	
3. STREET ADDRESS	8 FOURTH AVENUE	

Ntombuzeni Makhari
Area Development Planner
Springs CCC

Date: 11/10/18

Properties with a relevant annexure/s are subject to the special rights, restrictions and conditions applicable to the property.

This certificate does not override any restrictive conditions contained in the Deeds of Transfer of any property.

Terms used as defined in the Ekurhuleni Town Planning Scheme 2014.

* Refer to Clause 24.1 with regards to controls approved in terms of an erstwhile Town Planning Scheme.

Reference: Unrestricted (UNR); Annexure (ANX); Municipality (MUN); Site Development Plan (SDP);
Local Spatial Development Framework (LSDF)

This document is issued without any alterations or erasures of any kind

Version 8



City of Ekurhuleni
METROPOLITAN MUNICIPALITY

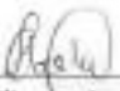
CITY PLANNING

P O Box 45
Springs 1560

Tel. (011) 999-8515
Fax (011) 999-8819

ZONING CERTIFICATE

	Property no.	Township / Farm / Holding
1. DESCRIPTION OF PROPERTY	276	SPRINGS
2. TOWN PLANNING SCHEME	Ekurhuleni Town Planning Scheme, 2014.	
Zoning	BUSINESS 1	
Central Business District (CBD)	YES	
Annexure number	<null>	
Additional or Restrictive Rights	<null>	
Consent use number	<null>	
Consent use Description	<null>	
* Coverage	95%	
* Height (in storeys)	UNR	
* Floor Area Ratio (FAR)	<null>	
* Density (per sqm or ha)	> 60/ha	
Parking Requirements	Refer to Table "E" or Annexure	
Building Lines	Refer to Table "A" & "B" or Annexure	
Lines of no Access	Refer to Map i.t.o. Clause 12 or Annexure	
3. STREET ADDRESS	10 FOURTH AVENUE	


Ntambuzeni Makhari
Area Development Planner
Springs CCC

Date: 11/01/18

Properties with a relevant annexure/s are subject to the special rights, restrictions and conditions applicable to the property.

This certificate does not override any restrictive conditions contained in the Deeds of Transfer of any property.

Terms used as defined in the Ekurhuleni Town Planning Scheme 2014.

* Refer to Clause 24.1 with regards to controls approved in terms of an existing Town Planning Scheme.

Reference: Unrestricted (UNR); Annexure (ANX); Municipality (MUN); Site Development Plan (SDP);
Local Spatial Development Framework (LSDF)

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City of Ekurhuleni
METROPOLITAN MUNICIPALITY

CITY PLANNING

P O Box 45
Springs 1560

Tel. (011) 999-8515
Fax (011) 999-8819

ZONING CERTIFICATE

	Property no.	Township / Farm / Holding
1. DESCRIPTION OF PROPERTY	280	SPRINGS
2. TOWN PLANNING SCHEME	Ekurhuleni Town Planning Scheme, 2014.	
Zoning	BUSINESS 1	
Central Business District (CBD)	YES	
Annexure number	<null>	
Additional or Restrictive Rights	<null>	
Consent use number	<null>	
Consent use Description	<null>	
* Coverage	95%	
* Height (in storeys)	UNR	
* Floor Area Ratio (FAR)	<null>	
* Density (per sqm or ha)	> 60/HA	
Parking Requirements	Refer to Table "E" or Annexure	
Building Lines	Refer to Table "A" & "B" or Annexure	
Lines of no Access	Refer to Map i.t.o. Clause 12 or Annexure	
3. STREET ADDRESS	36 THIRD STREET	


Ntambudzeni Makhari

Area Development Planner
Springs CCC

Date: 11/10/18

Properties with a relevant annexure/s are subject to the special rights, restrictions and conditions applicable to the property.

This certificate does not override any restrictive conditions contained in the Deeds of Transfer of any property.

Terms used as defined in the Ekurhuleni Town Planning Scheme 2014.

* Refer to Clause 24.1 with regards to controls approved in terms of an erstwhile Town Planning Scheme.

Reference: Unrestricted (UNR); Annexure (ANX); Municipality (MUN); Site Development Plan (SDP);
Local Spatial Development Framework (LSDF)

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