



City of Johannesburg INNER CITY INVESTOR PROSPECTUS

Phase 2



Perfect
HOTEL
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FOREWORD

Executive Mayor: City of Johannesburg

“And we have to win because thousands of people call the Inner City their home but they often have very little control over where they live.”

On the 1st of December 2016, on the occasion of my first 100 days in office, I publicly put forth a bold vision of turning the Johannesburg Inner City into a construction site.

This vision was met with skepticism; not because it was unachievable but because previous administrations had failed dismally to put their proclamations into action. But, with our hearts on our sleeves, we declared that we would win.

And we have to win because thousands of people call the Inner City their home but they often have very little control over where they live.

Johannesburg's Inner City has suffered from gross neglect, resulting in the flight of capital to areas such as Sandton and Rosebank.

This flight that can largely be attributed to the lack of political will shown by previous administrations, and which has resulted in significant degeneration of the Inner City, with crime, drugs and filth becoming commonplace.

Historic buildings were abandoned or hijacked, dirt piled up, and crime spiraled out of control. In reality, syndicates were allowed to carve up large parts of our Inner City, taking over private and government owned buildings alike and forcing poor, defenceless residents to pay over their hard-earned money.

In the process, much-needed revenue from water, electricity and property rates was diverted from the City's coffers towards the funding of further criminal activities.

On the other hand, Sandton continues to cement its status as Africa's premier city. Even in this tough economic climate, old buildings - the few of them that are left - are torn down to make way for shiny glass structures that espouse the best of modern architecture.

Go to Rosebank and you will see an area that is experiencing a transformation. But the Johannesburg Inner City is frozen in time. It is dark, brown, gloomy and dirty. However, we will transform the Inner City; the wheels of change are already turning.

On Friday, the 22nd of June 2018, the City Council took a progressive decision to approve the Inner City Report, thereby allowing us to put 28 potential development made up of 71 properties to tender for the private sector to turn into low-cost housing and student accommodation as well as rental space for small businesses.

This is in addition to 13 buildings that had already been offered to the private sector.



Executive Mayor, City of Johannesburg

Herman Mashaba

FOREWORD

Executive Mayor: City of Johannesburg

We will also expropriate derelict or hijacked buildings and put them out to tender for renovations, if we are unable to find their owners. The same action will apply to owners who, upon having been identified, refuse to give the City a firm commitment to refurbish their buildings and get them to acceptable, living standards. In this regard, expropriation proceedings will be initiated in court.

The City has identified about 500 buildings that are either hijacked or abandoned and it is in these properties that we will house our people at affordable monthly rates of between R800 and R1000.

The City is facing a housing crisis. It has been for years. We are faced with an estimated housing unit backlog of 300 000. More than 150 000 people are still on the housing waiting list with thousands more living in the City's 190 informal settlements. If we are to remedy this unacceptable situation, we must transform the Inner City into a place to live, work and play for our people.

And I know we will be successful.



FOREWORD

MMC: Development Planning

“This should be seen as an example of how the City is dedicated in the provision of low-cost and affordable housing to the marginalised people of Johannesburg.”

The City of Johannesburg has turned yet another corner in bringing the necessary change that was promised to the residents of this great city of ours. During his campaign trail, and immediately after assuming office in August 2016, Executive Mayor, Councillor Herman Mashaba, made a commitment to revitalise the Johannesburg Inner City.

As the MMC responsible for Development Planning in the City, alongside being the political head of Region F, where the Inner City is situated, I also share in this commitment, as it forms an essential component of the long-term spatial vision envisaged for Johannesburg. This is also part of the process of the City of Johannesburg to ensure that it brings the city, particularly the Inner City, back to its former glory.

The Inner City is a key node of opportunity, with historic infrastructure, relatively job rich in both the formal and informal sectors and existing residential stock. At the same time, there are a large number of challenges in people living in very poor conditions in bad buildings, homelessness, crime and lack of fully functional social amenities. The major benefits of rejuvenating the Inner City is the creation of a well-governed and well managed Inner City for our residents, which will result in economic growth and creation of employment opportunities as well as sustainable housing and service delivery.

It therefore gives me much pride to see that this was not just a mere promise, but a commitment that is now being fulfilled with the process of releasing 28 properties to the market for development under certain conditions.

These conditions take into account the need for the City to provide affordable accommodation that is within a walking distance to the places of work for the residents of Johannesburg.

It is our hope that the release of these properties demonstrate the strong political will of the current administration to bring about significant change in the City, because we are aware of how investment that is desperately needed was driven away due to the high number of abandoned and derelict buildings in the Inner City.

The release of these properties comes less than a year after the identification and release of the first batch of 13 properties to the market for development. This should be seen as an example of how the City is dedicated in the provision of low-cost and affordable housing to the marginalised people of Johannesburg.

As the Department responsible for planning and spatial development in the City, we commit to do everything within our means, and within the necessary regulatory framework, to assist developers in building applications and approval processes to ensure the speedy development of these properties into affordable accommodation.



MMC Development Planning, City of Johannesburg

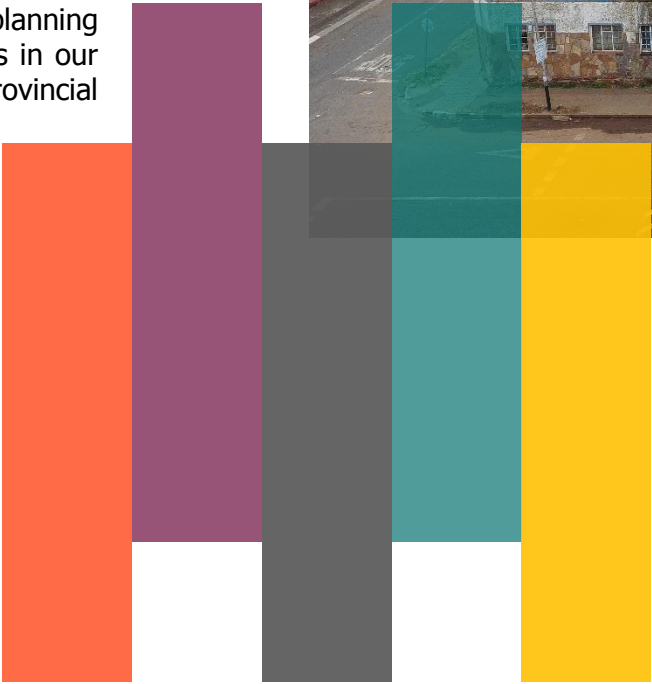
Reuben Masango

FOREWORD

MMC: Development Planning

If we are to address the housing crisis we are currently facing, we need to be honest with ourselves and accept that low income housing cannot be delivered by the state alone; that the private sector has a social responsibility in our cities too. We are, therefore, excited to demonstrate that as a City, we need to work by providing opportunities for developers to assist the City in delivering on its mandate in circumstance where we are unable to due to the budgetary constraints we operate under.

It goes without saying that we have a difficult task in transforming Johannesburg. The levels of inequality engrained in the very spatial layout of our city are stark, thus, needing us to tirelessly strive towards implementing a plan far larger than simple town planning initiatives, but rather a plan that includes all of the departments and role players in our city – from housing to transport, infrastructure and social development, to the provincial and national governments, and the private sector and civil society.



FOREWORD

City Manager

Inner City rejuvenation remains a focus area of this Administration's agenda for Johannesburg. The regeneration of the Inner City seeks to deliver on spatial, social and economic inclusion.

The City has through its tender processes already offered 13 buildings to the private sector for the development of lower income housing. The City has now through its Council approval processes been granted permission to release an additional 28 properties to the private sector in order to develop more housing. The intention is to develop these buildings to provide low cost housing for the forgotten people of Johannesburg. The additional buildings that are being released are part of the City's strategy to address the problem of housing shortages for the City's lower income households and to tackle the issue of hijacked buildings in the Inner City of Johannesburg.

The Inner City, with its location at the geographical core of the City's public transport network system, logically becomes the ideal point of this programme, which further emphasises the importance of the Inner City rejuvenation programme.

The demand for lower income housing is growing and criminals exploit the City's most vulnerable households due to this demand. As the City we need to fulfil our role to protect our residents from having to endure inhumane living conditions and provide better living conditions for them. The regeneration of the Inner City seeks to deliver on spatial, social and economic inclusion.

The ideal location of the Inner City, its access to various modes of public transport, and available economic opportunities provides an ideal environment in which both business can flourish and residents can enjoy a good quality life. The City will sustain its efforts in regenerating the Inner City, by ensuring that buildings that are neglected by its owners and allowed to deteriorate or allowed to become invaded resulting in urban blight, and impacting on the City's efforts to transform the Inner City, will be expropriated and redeveloped within the legislated legal processes.

I invite the investment community to partner with the city in this historic quest to create a liveable, safe and economically dynamic Inner City.

"I invite the investment community to partner with the city in this historic quest to create a liveable, safe and economically dynamic Inner City. "



City Manager: City of Johannesburg

Ndivhoniswani Lukhwareni

Abbreviations used in this prospectus

TOD	:	Transit-Oriented Developments
FBOs	:	Faith Based Organisations
CBOs	:	Community Based Organisations
NGOs	:	Non Governmental Organisations
ICHIP	:	Inner City Implementation Plan
COJ	:	City of Johannesburg Metropolitan Municipality
RFP	:	Request for Proposals
SHP	:	Social Housing Programme
TEA	:	Temporary Emergency Accommodation
CRU	:	Community Residential Unit
FLISP	:	Finance Linked Individual Subsidy Programme
SDF	:	Spatial Development Framework
JOSHCO	:	Johannesburg Social Housing Company
UDZ	:	Urban Development Zone
JHB	:	Johannesburg
CBD	:	Central Business District
TAA	:	Temporary Alternative Accommodation



Definitions used in this prospectus

Transit Oriented Development Programme	An approach to development that focuses and intensifies development around public transport facilities such as public transit stations, that promotes walkable, mixed use, dense, urban form and a high quality public environment.
Spatial Development Framework	A spatial planning policy and economic, sectoral, <i>spatial</i> , social, institutional, environmental vision.
Compact Polycentric city	An urban structure that is characterized by a dense urban core interlinked by efficient transit networks to dense complementary sub-centres.
Mixed income residential developments	Diverse housing development types which cater for mixed income groups.
Municipal Process Facilitation and Housing Support	Municipal programme to facilitate housing through support to investors, developers and landlords for streamlining housing delivery and densification in the inner city.
Temporary Emergency Accommodation/ Temporary Alternative Accommodation	Accommodation for temporarily relocating individual households as a result of the upgrading or development of sites which they were occupying. This accommodation is an interim solution until such time as individuals or families can move into Permanent accommodation.
Private Sector Rental Delivery Enhancement	Municipal programme to increase the delivery of private sector rental accommodation through focused support for new small black landlords.
Subsidised Ownership Accommodation	Subsidised ownership for very low income households as an alternative to rental.

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THE OPPORTUNITY

The second phase of the Inner City Rejuvenation programme, includes 28 sites which the City has identified for release to the private sector and Social Housing Partners (SHP) for long term lease and development of Mixed Use developments, including mixed income housing developments and small businesses.

The City of Joburg Property Company will be advertising the following properties on tender to invite developers to partner with the City. The opportunity takes into account all sectors of the housing market and the needs of all income groups with an emphasis on working with the private and social housing sectors and to cater for the poor.

List of properties being released for mixed use development :

	RFP NUMBER	PROPERTY DESCRIPTION	DEVELOPMENT INTENT
1	RFP 22/2018	Request for proposals for the long term lease and development of Erven 1905-1907 and 4734 Johannesburg	Mixed Use Development with special emphasis on mixed rental residential
2	RFP 23/2018	Request for proposals for the long term lease and development of Erf 2252 Johannesburg	Mixed Use Development with special emphasis on mixed rental residential
3	RFP 24/2018	Request for proposals for the long term lease and Development of Erven 1864 and 1865 Johannesburg	Mixed Use Development with special emphasis on mixed rental residential
4	RFP 25/2018	Request for proposals for the long term lease and development of Erf 737 Yeoville	Mixed Use Development with special emphasis on mixed rental residential
5	RFP 26/2018	Request for proposals for the long term lease and development of Erven 1633, 1637,1638,1639 & 1640 Turffontein	Mixed Use Development with special emphasis on mixed rental residential
6	RFP 27/2018	Request for proposals for the long term lease and development of Erf 776 Turffontein	Mixed Use Development with special emphasis on mixed rental residential

THE OPPORTUNITY

The twenty eight (28) properties are listed below (continued...)

	RFP NUMBER	PROPERTY DESCRIPTION	DEVELOPMENT INTENT
7	RFP 28/2018	Request for proposals for the long term lease and development of Erf 527 Yeoville and Remainder and portion 1 of Erf 528 Yeoville	Mixed Use Development with special emphasis on mixed rental residential
8	RFP 29/2018	Request for proposals for the long term lease and development of Erven 326 and 327 Berea	Mixed Use Development with special emphasis on mixed rental residential
9	RFP 30/2018	Request for proposals for the long term lease and development of Erven 171-178 Marshalls Town	Mixed Use Development with special emphasis on mixed rental residential
10	RFP 31/2018	Request for proposals for the long term lease and development of Erf 5100 Johannesburg	Mixed Use Development with special emphasis on mixed rental residential
11	RFP 32/2018	Request for proposals for the long term lease and development of Remainder of Erf 1015 City and Suburban	Mixed Use Development with special emphasis on mixed rental residential

THE OPPORTUNITY (continued...)

	RFP NUMBER	PROPERTY DESCRIPTION	DEVELOPMENT INTENT
12	RFP 33/2018	Request for proposals for the long term lease and development of Erven 3807 and 3808 Johannesburg	Mixed Use Development with special emphasis on mixed rental residential
13	RFP 34/2018	Request for proposals for the long term lease and Development of Portion 1 of Erf 2862 Johannesburg	Mixed Use Development with special emphasis on mixed rental residential
14	RFP 35/2018	Request for proposals for the long term lease and development of Erven 2146-2149 and 5075 Johannesburg	Mixed Use Development with special emphasis on mixed rental residential
15	RFP 36/2018	Request for proposals for the long term lease and development of Erf 35 Salisbury	Mixed Use Development with special emphasis on mixed rental residential
16	RFP 37/2018	Request for proposals for the long term lease and development of Erven 637-639 Vrededorp & Erven 652-654 Vrededorp	Mixed Use Development with special emphasis on mixed rental residential
17	RFP 38/2018	Request for proposals for the long term lease and development of Erven 39,51 and 54 Vrededorp	Mixed Use Development with special emphasis on mixed rental residential
18	RFP 39/2018	Request for proposals for the long term lease and development of Erven 97,98,113 and 114 Vrededorp	Mixed Use Development with special emphasis on mixed rental residential

THE OPPORTUNITY (continued...)

	RFP NUMBER	PROPERTY DESCRIPTION	DEVELOPMENT INTENT
19	RFP 40/2018	Request for proposals for the long term lease and development of Erven 132 and 148 Vrededorp	Mixed Use Development with special emphasis on mixed rental residential
20	RFP 41/2018	Request for proposals for the long term lease and development of Erven 351 and 366 Vrededorp	Mixed Use Development with special emphasis on mixed rental residential
21	RFP 42/2018	Request for proposals for the long term lease and development of Erven 381, 396-399 and 401 Vrededorp	Mixed Use Development with special emphasis on mixed rental residential
22	RFP 43/2018	Request for proposals for the long term lease and development of Erven 225 and 226 Vrededorp	Mixed Use Development with special emphasis on mixed rental residential
23	RFP 44/2018	Request for proposals for the long term lease and development of Erven 235-240 Vrededorp	Mixed Use Development with special emphasis on mixed rental residential
24	RFP 45/2018	Request for proposals for the long term lease and development of Erven 490 and 492 Vrededorp	Mixed Use Development with special emphasis on mixed rental residential
25	RFP 46/2018	Request for proposals for the long term lease and development of Erven 495-501 and 516 Vrededorp	Mixed Use Development with special emphasis on mixed rental residential

INNER CITY STRATEGIC CONTEXT

The Inner City has evolved from a mining camp to the core of a bustling international city. Today the Inner City is a crucial hub within a sprawling metropolis of multiple centres. It has witnessed gold rushes, building booms, decline and capital flight.



The Inner City of Johannesburg, which has a diverse mix of land uses, has significant strategic value within the metropolitan region. Indeed, it is the most important and varied transport hub for the region's and metro's citizens and has recently been the recipient of significant public sector investment in transportation networks and facility upgrades.

Additionally, the Inner City remains the corporate headquarters for some of the country's largest corporations and offers a range of commercial accommodation. It is also an incubator and entry point for SMMEs and many creative industries. The Inner City is thus an important employment node, as well as a place of opportunity and inclusivity.

Moreover, the Inner City is rich in cultural and heritage assets and houses many of Johannesburg's major educational, artistic and sporting institutions and venues. For many people, it serves as a retail service centre, providing important retail opportunities for the residents in the south, and for cross-border shoppers, serving a large and different market from those utilising retail malls.

It also houses a large concentration of FBOs, CBOs and NGOs, and has been the site of considerable private and public sector investment where partnerships have been a key success factor.

The development of the Johannesburg Inner City is guided by the **Inner City Transformation Roadmap**. This is a framework that recognises the central role of the Inner City as an entry point and a place of opportunity for many, including the poor. The Inner City continues to be a meeting point for diverse cultures, as scores of individuals aspire to create a livelihood and find a foothold in the heart of Johannesburg. The roadmap is the framework through which the City and multiple stakeholders can collectively pursue the vision of the Inner City as a place of opportunity. A well-governed, transformed, safe, clean and sustainable Inner City of Johannesburg, which offers high quality, sustainable services; supports vibrant economic activity; and provides a welcoming place for all.

In the last fifteen years the courageous efforts of many – private developers, non-governmental organisations, community groupings and municipal departments and entities - have established the Inner City as a place of increased residential development, improved transportation and growing business.

In the last six years an estimated 50 000 new apartments (mostly in the gap market) have been delivered in Johannesburg's Inner City, largely through the conversion of vacant office buildings. However, these new housing units are not priced to adequately satisfy the demand for affordable housing. While some housing providers have been able to supply accommodation at around R700 per month (Madulammoho) and R900 per month (JOSCHCO), the providers describe this accommodation as being significantly oversubscribed. Research indicates that the cheapest available room for rent costs R1 700 per month.

As a result of the limited availability of very affordable housing, many households are forced to live in overcrowded, sub-standard or informal accommodation, often known as 'bad buildings'. Courts have ruled that evictions cannot take place from these 'bad buildings' unless alternative accommodation is provided by the municipality. The City of Johannesburg does not currently have sufficient accommodation for this purpose.

The City of Johannesburg Department of Housing envisions:

**“a resilient, liveable,
sustainable urban
environment”**

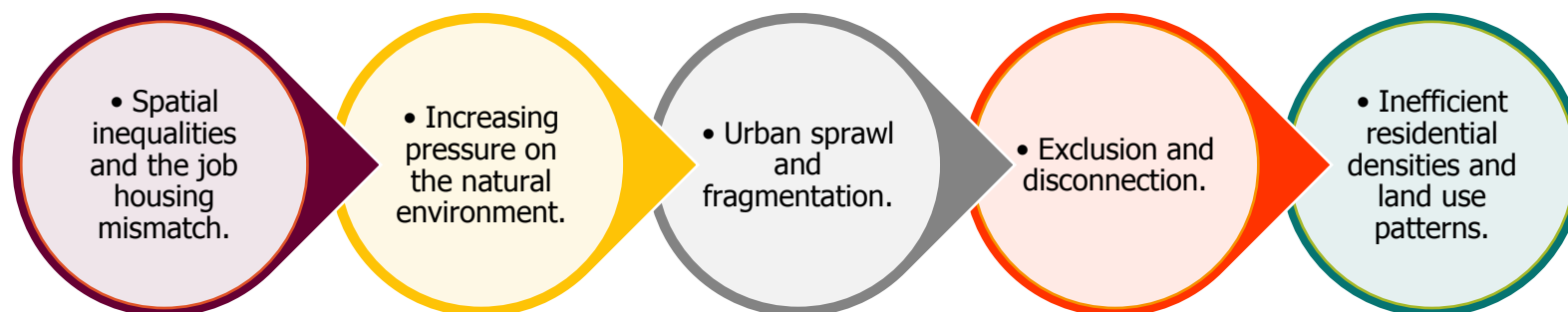
underpinned by infrastructure supportive of a low-carbon economy, which is premised on the development of sustainable human settlements, where the City establishes greater capacity to absorb new entrants and existing residents into a functioning housing system, where all can find a place to live (irrespective of their incomes), that offers good quality of life and is connected to the requisite social amenities.

Strategic Overview



The SDF confirms the role of the Inner City as a metropolitan core in a polycentric city form.

The SDF has highlighted five challenges that need to be addressed:



The Johannesburg Spatial Development Framework (SDF), 2040 sets out the spatial vision for the development of the City of Johannesburg. The future city development model is built around the concept of a compact polycentric city.

The Spatial Development Framework identifies a Transformation Zone to create a future compact polycentric Johannesburg, with the key components thereof the Inner City, Corridors of Freedom and mining belt.

SDF Transformation Themes

The Spatial Development Framework, 2040, outlines transformation themes to address city-wide challenges.

The City will actively promote more compact, mixed use, walkable neighbourhoods supported by an integrated public transport backbone and quality hard and soft infrastructure.

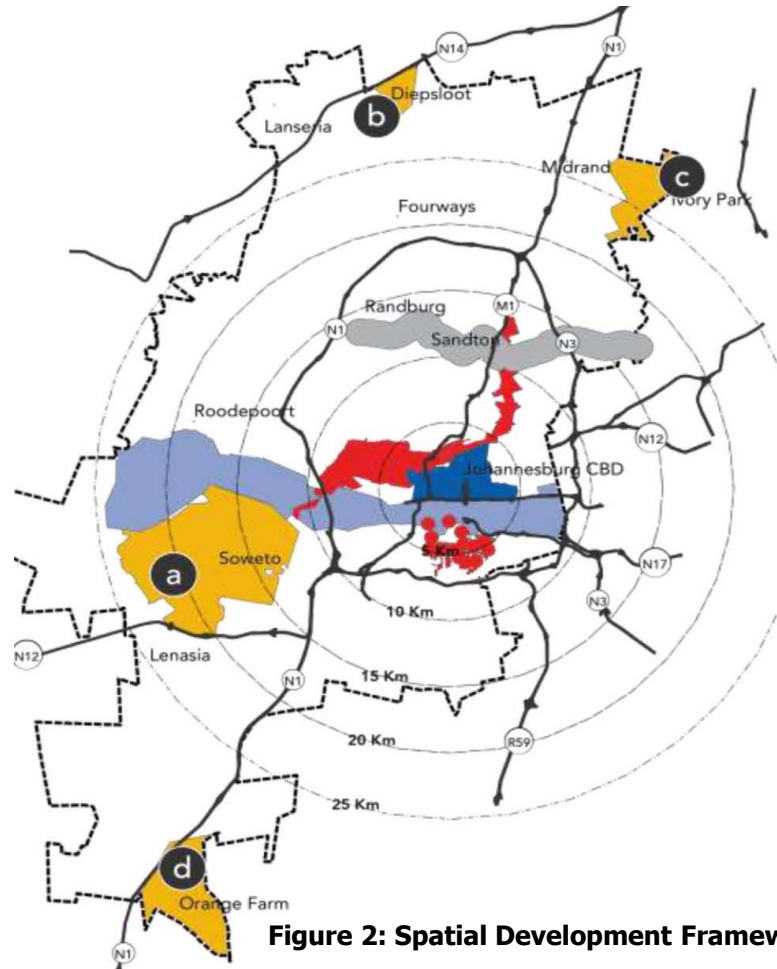


Figure 2: Spatial Development Framework

Compact City:

- Definition: Combining density, diversity, proximity and accessibility reducing distances, travel times and costs bringing jobs and social amenities to single use residential areas, reducing energy consumption and infrastructure costs.

Inclusive City:

- Definition: Ensuring balanced service provision (hard and soft) and opportunities for all by diversifying land uses, promoting social mixing and bridging social, spatial and economic barriers.

Connected City:

- Definition: Enhancing physical and virtual infrastructure at provincial and urban scales to re-connect the city starting from the Corridors of Freedom to street and neighbourhood level connectivity.

Resilient City:

- Definition: Building a metropolitan open space system as a protection buffer protecting valuable green infrastructure and areas of high agricultural potential promoting sustainable energy use reinforcing the urban development boundary and protecting biodiversity resources.

Generative City:

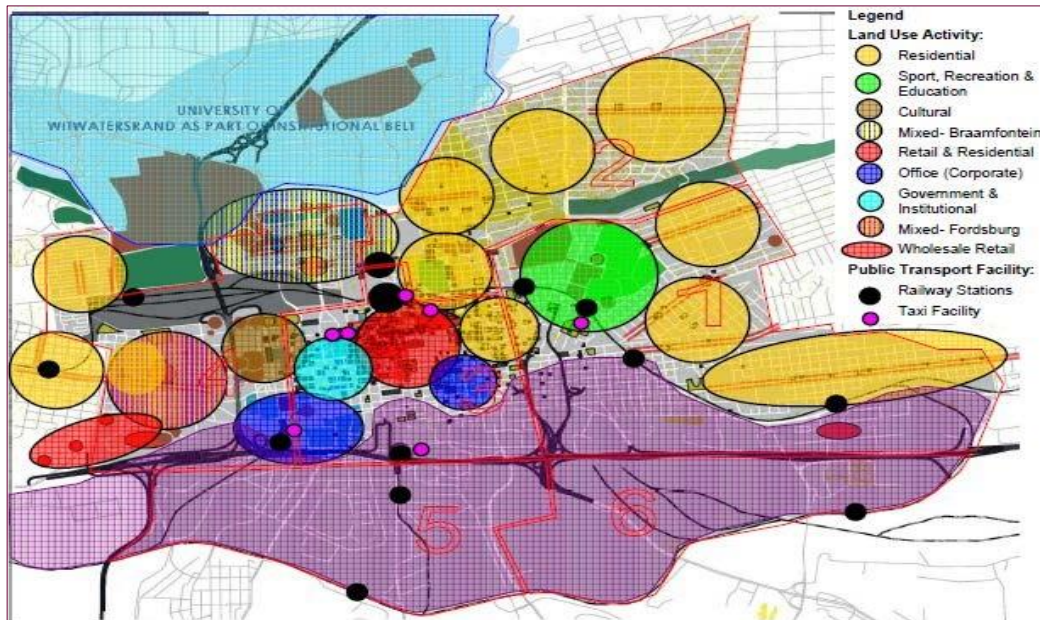
- Definition: Focusing investment on priority transformation areas and nodes with potential to grow economically and create jobs while enhancing public space and promoting sustainability (social, environmental and economic). The tools for effecting this transformation are by defining priority transformation areas, defining key focus areas (outside of priority transformation areas), spatially directed capital investments, spatial policy regulations and guidelines, and by measuring urban performance.



- According to the Johannesburg SDF, the Inner City is experiencing pressure to provide a mixture of residential and economic uses. The high density function of the Inner City is further stressed as well as the locality of predominantly urban poor populations. The need and desirability of population to access residential and economic options in the Inner City are essential and desired.
- Densification is the primary driver of this function because of the limited space available in the boundaries of the Inner City. Redevelopment of buildings and utilisation of vacant land to establish increased residential options with economic components are an essential outcome.
- The Inner City is also under pressure for transformation, whereby aging infrastructure, low quality residential buildings, derelict buildings, insufficient public transport and limited quality open space are required. Under the transformation description, the Inner City is under pressure to transform its current state and provide multi-functional environments that cater to the needs of the ever growing urban population.
- The Inner City is also under pressure to transform its local economy to expand the employment options that the inner city provides. Coupled with job creation, economic growth is also desired to promote the centralised core of the city and provide a spill over effect from which the remainder of the city can feed and grow.
- Lastly, the Inner City is required to become a mixture of land uses that act as complimentary features to one another. This will enhance the liveability factor of the Inner City and assist the urban poor to become economically viable.

Existing Land Use

- Predominantly mixed use
- Residential:** vibrant lower to middle income node; conversion of commercial into residential; lack of supporting social facilities; commercial values rising affecting residential conversion viability; developers considering converting industrial space; residential supports retail.
- Retail:** “patchy” performance; serving different income groups - from formal retail, wholesale to street trading; have different space requirements, in particular lower end of the retail market – street traders.
- Offices:** anchored by banks & institutions; affordable lower grade stock for small businesses; C grade (and some A grade) space is being converted to residential.



Land Use Budget

The CoJ Land Strategy states that, from a spatial economic perspective, an estimated 784 ha will be required to accommodate urban expansion over the next 24 years in the Jhb Inner City area.

The following table provides an indication of the ideal land use budget, given forecast take-up rates for the various land uses, as analysed in the preceding sections. The demand modelling potential consist of residential, trade, office, industrial / warehousing, medical (private hospital), education (private school and tertiary education), short stay accommodation, informal traders and social facilities.

LAND USE BUDGET	RFP NUMBER	PROPERTY DESCRIPTION	DEVELOPMENT INTENT
Residential (Bonded)	4 982 Units	38.9	5.0%
Residential (CRU)	1 475 Units	11.5	1.5%
Residential (Social & FLISP/GAP)	5 435 Units	42.4	5.4%
Residential (Subsidy)	13 271 Units	103.5	13.2%
Trade (Retail and Automotive)	412 403 m ²	214.4	27.3%
Offices	223 971 m ²	58.2	7.4%
Industrial / Warehousing	532 293 m ²	166.1	21.2%
Short Stay Accommodation / Hotel	77 410 m ²	20.1	2.6%
Private Healthcare	511 beds	10.0	1.3%
Education (Private School)	6 661 pupils	52.0	6.6%
Education (Tertiary)	8 551 pupils	33.3	4.3%
Informal Traders	12 034 m ²	6.3	0.8%
Social Facilities	7 0664 m ²	27.6	3.5%
Total		784.2	100%



POPULATION

252 537

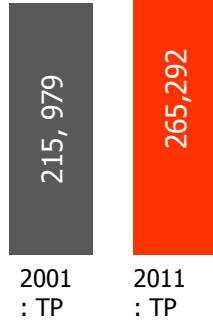


HOUSEHOLD

HOUSEHOLD INCOME

Population Growth Rate

23%

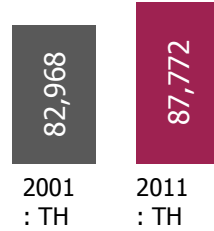


2.3%

Average Annual
Population Growth
Rate

Household Growth Rate

6.0%



3.0

Average Household
Size

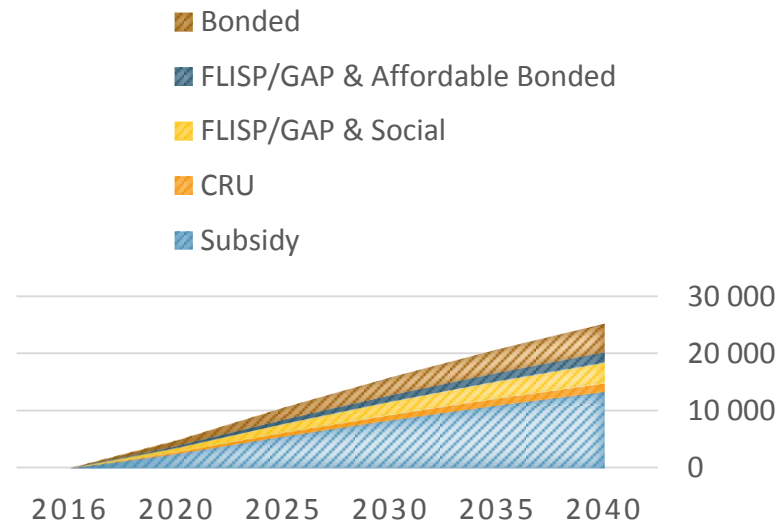
89% (some 82,000 households)
are renting

6% (some 5,200 households) own
their dwellings

2% (some 1,855 households) are
living in informal circumstances

2% (some 2,176 households) are
living in a range of circumstances which
includes hostels

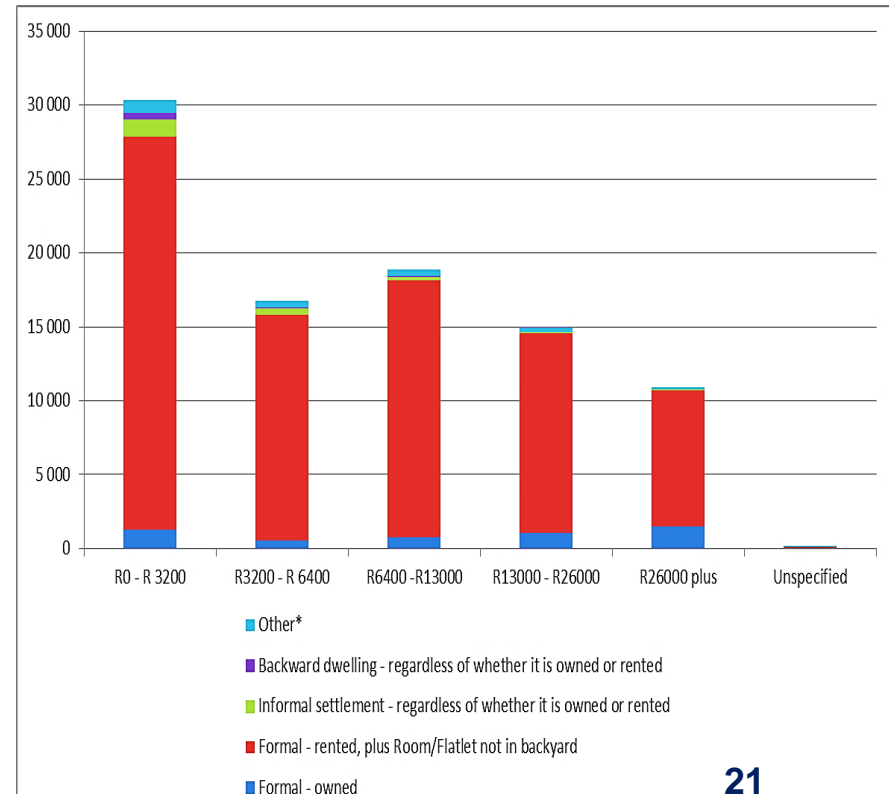
Housing Demand: Unit typology take-up rate – Baseline Growth, 2016



The total housing demand for the Inner City increases from 5 785 units in 2020 to 41 079 units in 2040, based on the optimistic growth forecast.

The Inner City population is increasingly lower-middle income and employed but with a large number of very poor households. Based on the Census data there were some 22,000 households (or approximately 66,000) people in 2011 that declared income of less than R9,600 per annum (~R800/mth), with 75% of these households indicating no income.

Housing Demand: Annual Housing Income, Dwelling Type and Tenure



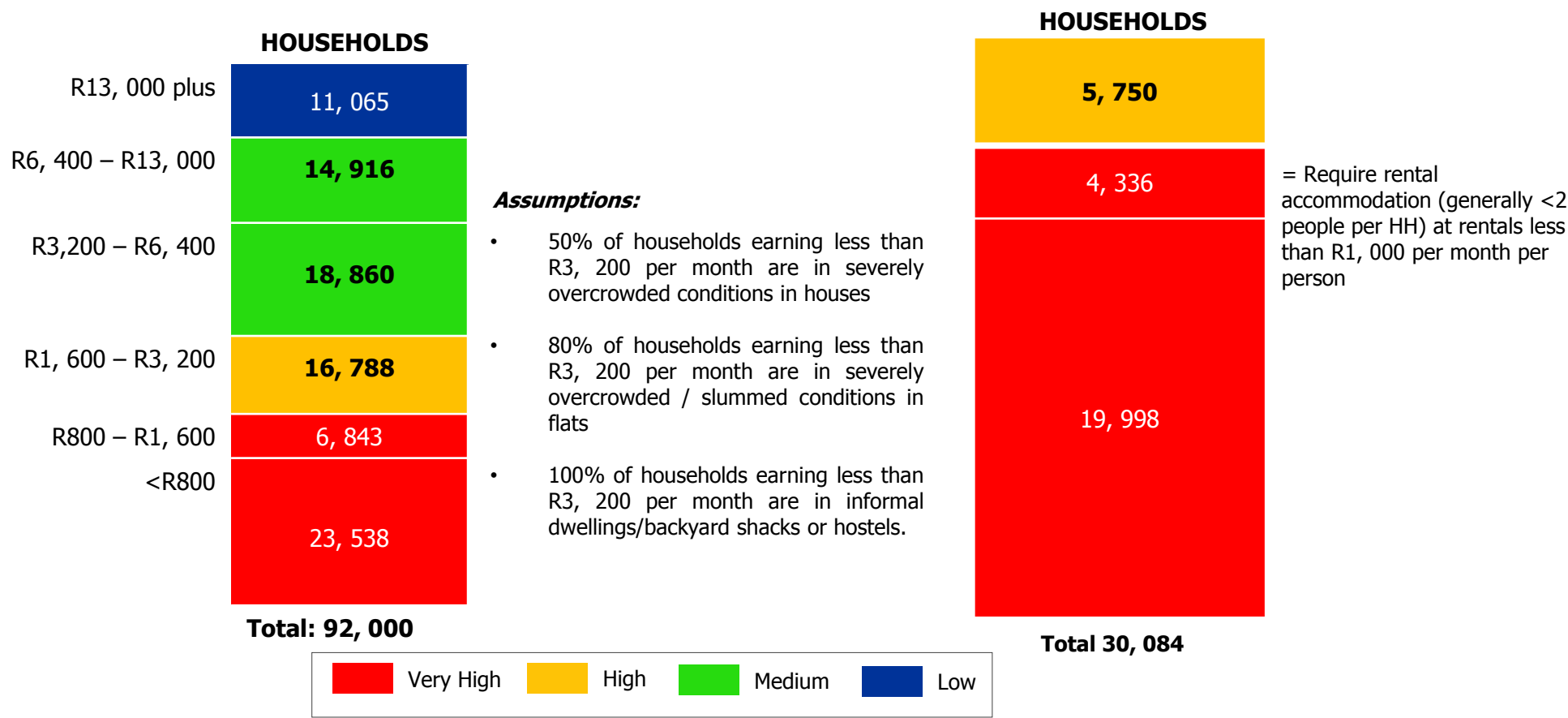
Inner City Housing Implementation Plan (ICHIP)

One of the actions identified in the ICHIP Roadmap is the development of a housing action plan.

The City of Johannesburg’s Department of Housing appointed a multi-disciplinary consulting team to prepare a housing strategy and action plan for the Johannesburg Inner City.

ICHIP examines the housing demand in the Inner City through in depth analysis of the additional households in particular precincts, as well as case study analysis of living conditions in these precincts of the Inner City. From this analysis it is estimated that there are 30 000 households living in risk situations and which require affordable accommodation (particularly below R 1 000 per month) determined by these households income levels:

Noting the limitations of available data, it is estimated that some 30, 000 units of accommodation are required in the short to medium term in order to address the most vulnerable households



The land parcels of release specifically focus on Partnerships for Release to the private and social housing sectors. As addressing housing in the Inner City will require multiple partners to ensure quality affordable housing is developed in order to improve the living conditions for Inner City residents, ensuring that jobs are created in the process and that this will assist in regenerating the inner city.

Given the need for very affordable housing (below R 1 000 per month), the release of the City owned land parcels represents a critical opportunity to leverage City owned land with the innovation, efficiency and creativity of the social housing and private sectors.

The ICHIP puts forward 6 Delivery Programmes and 5 Facilitation Programmes to address this urgent housing need. These programmes contribute four key aspects of the ICHIP strategy:

- **Effective City Governance, Coordination & Implementation**
- **Working in partnership with the private and social housing sectors in increasing the amount of rental stock across income bands, and**
- **Addressing bad-buildings buildings**
- **Accelerating the provision of Temporary Emergency Accommodation (TEA)**

AN AREA-BASED APPROACH

The City has undertaken public environment upgrades and planning at a localised precinct level in several parts of the Inner City. This focused attention has been highly successful. In many instances the City has been the primary driver, but in other areas the private sector – in particular, large landholders – has driven regeneration projects in neighbourhoods or precincts. In other parts of the Inner City community-based forums have also proven highly successful.



DP – Delivery Programmes
FP – Facilitation Programmes

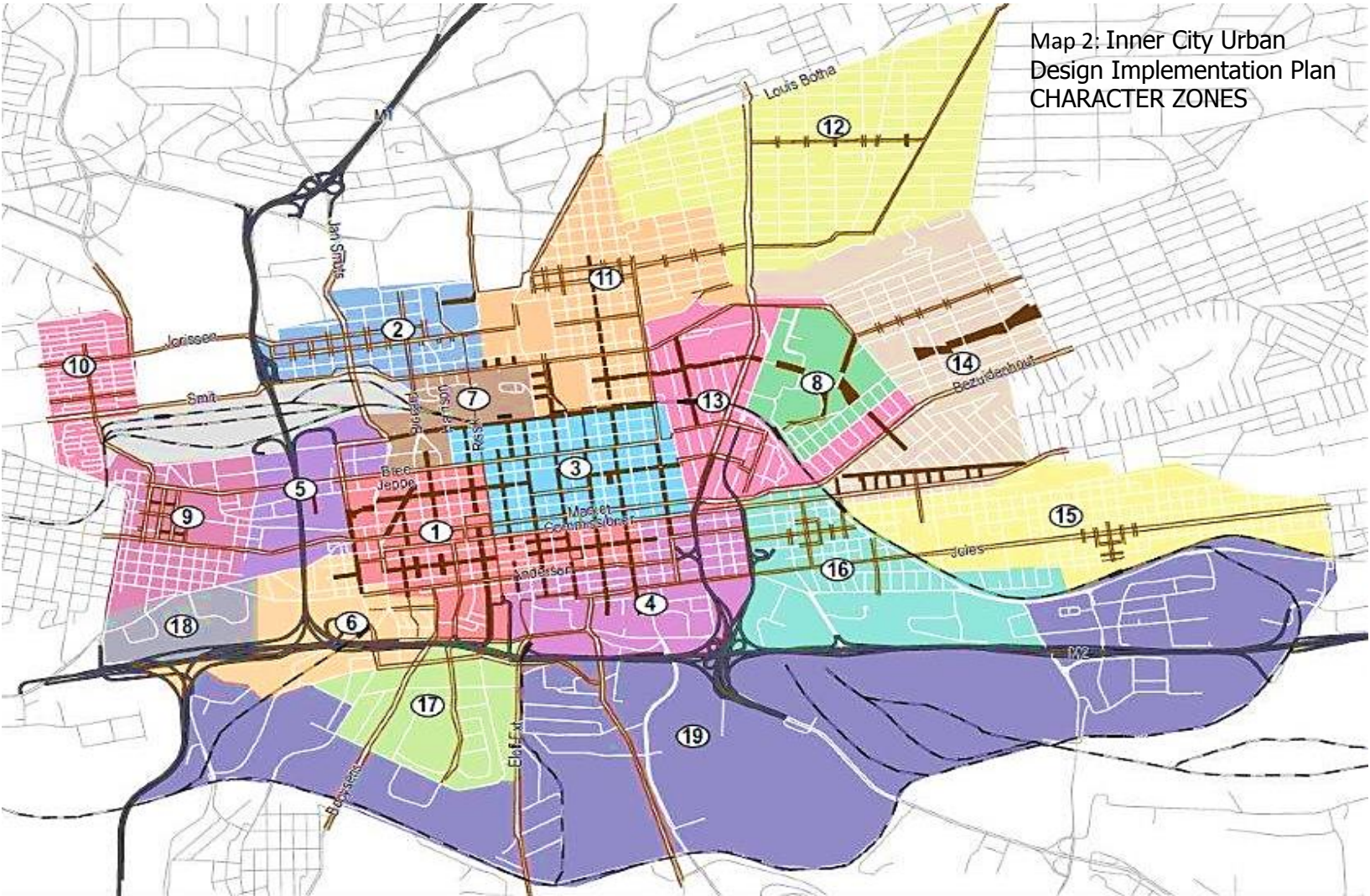
Each property group in this prospectus has been located both within its Inner City Precinct or Township (see map 1 below).

This spatial delineation locates the property group within the spatial hierarchy and policy structure of the City of Johannesburg. However, a finer tool than the precinct boundaries is often needed to communicate the character, design implications, challenges and opportunities of the various parts of the City of Johannesburg.



To this end the Character Zones of the Inner City Urban Design Implementation Plan (ICUDIP) (see map 2 below) have been used to locate each property group in a more spatially refined, detailed character and design recommendations context.

These Character Zones follow the broad spatial logic of the precinct boundaries, but aims to capture coherent and diverse areas of the city fabric in terms of the defining characteristics and development implications of each of those areas. For the Turffontein area, which is beyond the borders of the Inner City, the Turffontein Strategic Area Framework was used for character guidance. The table below summarizes the above information for each group of individual erven.



PLAN 19

SPATIAL 4 - CHARACTER ZONES

Walkable network:
pedestrianised/pedestrian priority streets

Walkable network: Major sidewalks

- 1. Commercial Core
- 2. Braamfontein
- 3. Inner N-E quadrant
- 4. Inner S-E quadrant
- 5. Inner N-W quadrant
- 6. Westgate Portal
- 7. Transport Pivot Point
- 8. Ellis Park Sports Node
- 9. Fordsburg
- 10. Pageview/Vrededorp
- 11. Hillbrow/Berea South
- 12. Yeoville/Berea North
- 13. Doornfontein
- 14. Bertrams/Troyeville
- 15. Jeppeshtown East
- 16. Jeppeshtown West
- 17. Topstar Neighbourhood
- 18. City West
- 19. Industrial Belt

01 Johannesburg Park Station

Township:

The Park Station Precinct comprises of portions of other Precincts making up an area that has a specific transportation character.

Developments in this area are typically mixed use in nature, with a particular focus to provide a range of housing opportunities clustered around and in close proximity to the Park Station.

Furthermore this area is an essential link to the Braamfontein administrative and office precinct and the Hillbrow Health precinct to the north, and the Inner City Core area to the south of the railway line.

Character Zone: Transport Pivot Point

Development within this area is encouraged to contribute to the overall accessibility to transit and should hence incorporate appropriate building and public environment design to facilitate access to these and other surrounding facilities.

Envisaged Development Character: Transport Pivot Point

This zone should accommodate development based on the following:

- ❖ Integration of all modes of transport in one hub.
- ❖ Incorporation of an international trade facility with storage facilities and a range of overnight accommodation types.
- ❖ Supporting retail and other services.

Applicable Policies

ICBRT Station Analysis
SDF 2040

02 Braamfontein

Township:

The Braamfontein precinct is a critical spatial and functional link to the Inner City. Towards the north it is bounded by the Empire Perth Transit corridor, to the West it links to the Wits University and to the East it is a critical access point from and to Hillbrow / Berea.

This area also has a multiplicity of characters and roles as it is made up of administrative, corporate, residential, recreational and cultural uses.

Character Zone: Braamfontein

This zone should reflect the diverse characteristics of the area stitched together by a quality public environment with well-developed public transport facilities and safe pedestrian linkages.

Envisaged Development Character:

- ❖ An active street interface by encouraging property owners to open up street fronts with active and extended-hour uses.
- ❖ Improved walkability and legibility to encourage walking through provision of safe and comfortable pedestrian routes to the Gautrain and BRT stations. Active street facades should be promoted.

Applicable Policies:

ICBRT Station Analysis
SDF 2040

03 Yeoville/Berea North

Township:

Yeoville is the most northerly located precinct within the Inner City boundary and comprise of rich cultural and land use mixes. This area can be viewed of as less intensely developed with slightly lower buildings as compared to the Inner City – a developmental trait that speaks to the neighbourhood character of the area. Social amenities and safe quality public spaces is a developmental challenge in this area.

Character Zone: Yeoville/Berea North

The Precinct will be regenerated as a quality residential area with medium to high densities accommodated in low to medium rise buildings.

Envisaged Development Character:

- Informal non-residential uses cut out of the facades or boundary walls of erven, should be promoted in accordance with regulations and implemented in a way which enhances the unique appeal of this area without destroying its residential character.
- Creating a clean and safe environment through effective day to day urban management, and sensitive urban design.
- Providing support for the development of the area as a place of first arrival, an inclusionary community where crime is not tolerated but disadvantaged identities are also not criminalised.
- Supporting the compilation of a long-term development plan for the area with buy-in from different sectors in the community.

Applicable Policies:
ICBRT Station Analysis

04 Hillbrow/Berea South

Township:

Berea is comprised of rich cultural and land use mixes, as well as being a strategic area in terms of access to the Louis Botha Transit Corridor. This area is more densely grained and more intensely developed than its neighbour, Yeoville. Social amenities and safe quality public spaces is a developmental challenge in this area.

Character Zone: Berea South / Hillbrow

This zone should be regenerated as the quality and vibrant high rise, high density Area of the Inner City.

Envisaged Development Character:

- ❖ The public environment should be robust, consistently maintained at a high quality, and well managed to be safe and clean in order to support the residential quality for the large numbers of people living in such a small space.

Applicable Policies:

ICBRT Station analysis
Hillbrow Health Precinct UDF
SDF 2040

05 Marshalls Town

Township:

Marshalls Town is an area located in in a part of the Inner City often referred to as the Inner City Core, which is synonymous with corporate business. This area enjoys access to ample public transit amenities and hence opportunities for increased residential, recreational, social amenities and other community based uses are encouraged to supplement the already existing and dominant office character.

Character Zone: Inner North East Quadrant

This zone should be promoted as a mixed use and mixed income area, where the mix of retail on street level and offices and residential in upper storeys is accommodated vertically in one building.

Envisaged Development Character:

- ❖ Schools, ECD facilities and clinics located in the area to serve the residential population.
- ❖ Open spaces located in the area to serve the local recreational needs.
- ❖ Improved walkability to increase access to public transport facilities and thus to community facilities such as schools and ECD facilities not located within the zone.

Applicable Policies:

ICBRT Station analysis
SDF 2040

06 Pageview & Vrededorp

Township:

The Pageview / Vrededorp areas are critical heritage and cultural amenities to the City of Johannesburg. However, development has stagnated over the past decades and hence these areas have yet to attain its full potential as inclusive Inner City communities. Social and public amenities are furthermore in critical shortage in this area and should be considered.

Character Zone: Pageview/Vrededorp

This zone should be transformed and redeveloped to again become the vibrant Inner City neighbourhood it historically was, that will offer a range of choices to people who live, work, shop, worship, socialise, visit or access services there.

Envisaged Development Character:

- ❖ Redefined development rights and application of guidelines to promote a fine grained urban form where work and live are combined in one building.
- ❖ Greening of the area through development of parks and planting of trees in public spaces and along streets.
- ❖ Establishment of Student Accommodation and community facilities

Applicable Policies:

ICBRT Station Analysis
Pageview Vrededorp UDF
SDF 2040

07 Jeppestown, Wolhuter & Fairview

Township:

Jeppestown is located on the eastern boundary of the Inner City with a transitioning character from formerly suburban to Inner City neighbourhood. The precinct has many infill and redevelopment opportunities and given its access to the Inner City, should also be regarded as a critical spatial link. The area is furthermore covered in the Inner City Eastern Gateway as having a particular densification and linkage function.

Character Zone: Jeppestown East

As gateway to the Inner City from the east, this zone should be promoted as a "caring village" that is mainly a residential mixed income area with medium to high densities accommodated in low-medium rise built structures respecting the historic built fabric and sense of place of the area.

Envisaged Development Character:

- ❖ Acknowledging initiatives of existing community anchors in the area through institutional support.
- ❖ Creating new commercial anchors through creative urban management support.
- ❖ Improved, upgraded and well-managed public environment
- ❖ Housing infill of vacant land around George Goch station.

Applicable Policies

Inner City Eastern Gateway
ICBRT Station Analysis
Jeppestown Troyeville UDF
SDF 2040

08 Turffontein

Township:

Located outside of the official Inner City boundary, Turffontein is an identified future transit corridor that can primarily be characterized as a low to medium density mixed use area. This area contains multiple recreational and business facilities with opportunities for increased densities in specific areas in close proximity to public transport and social amenities.

Turffontein serves as a reception area for many first time entrants to Johannesburg, thereby creating a living environment to a large number of diverse user groups.

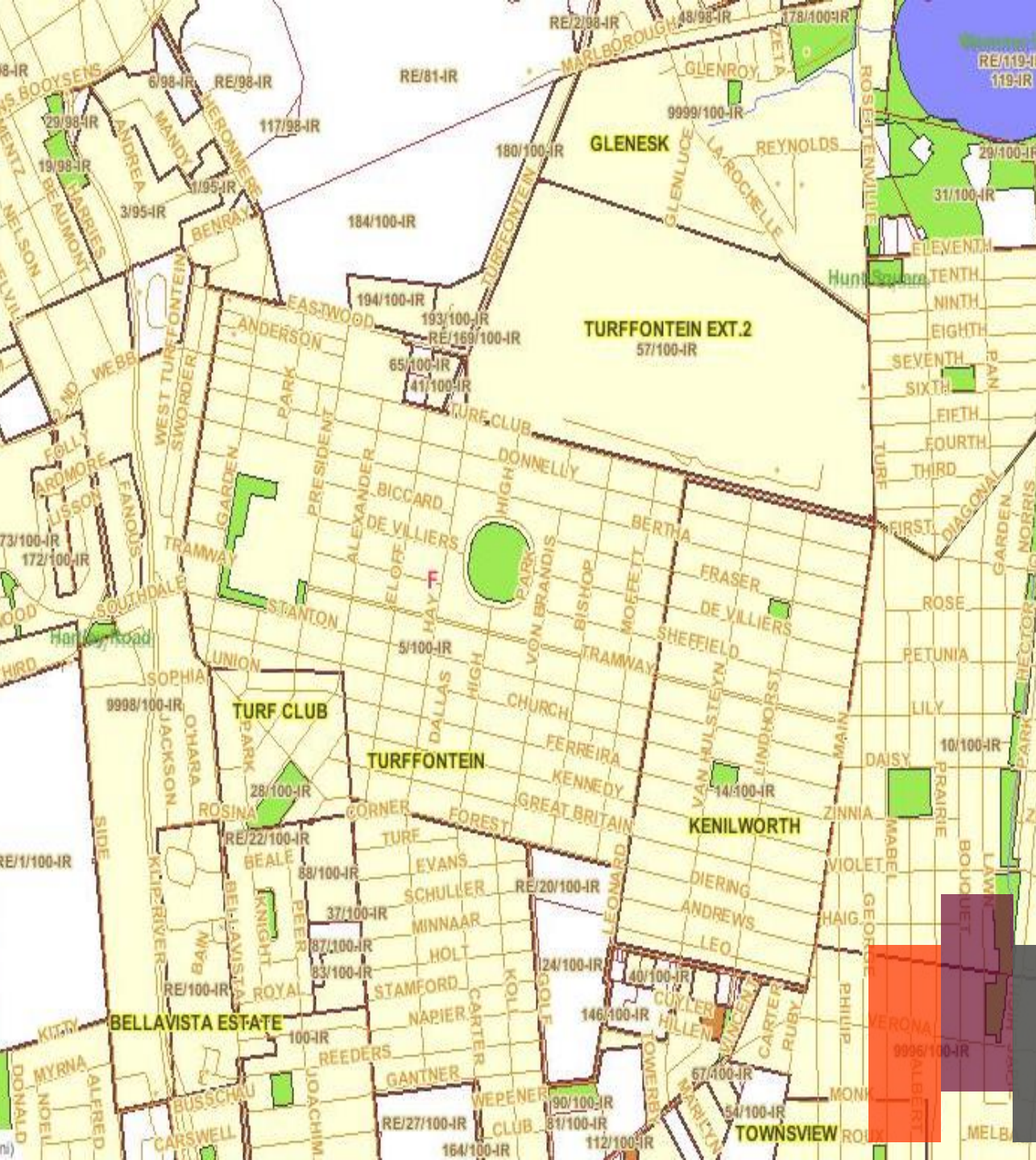
Character Zone: Turffontein

Envisaged Development Character:

- ❖ Encourage more intensive development near frequent transit (a transit service that arrives every 15 minutes or better) to enable liveable, walkable, and resilient neighbourhoods.
- ❖ To function well, higher density development should be combined with the other principles of good transit-oriented development, creating a compact community with a connected street network, well-designed buildings and public spaces, a mix of land uses, and managed demand for private vehicle travel.

Applicable Policies:
SDF 2040

RFP 26/2018 AND 27/2018



09 City & Suburban

Township:

Nestled between the Inner City Core to the west and the Troyville, Fairview, Jeppe precincts towards the east, the City and Suburban area serves as a critical transitioning area. This area comprises of corporate businesses towards the north of the precinct and commercial to industrial uses in the south. Finally it is also home to the Maboneng cultural precinct

Character Zone: Jeppestown West

This zone should be developed as a mixed-use area through a serious catalytic intervention to showcase the mix of young and old, new and old, residential and light industrial.

Envisaged Development Character:

- ❖ Development should put emphasis on the recycling and refurbishment of older industrial stock, supported by infill of new development.
- ❖ It should offer affordable space in an area with a unique architectural heritage
- ❖ Urban management to create an enabling environment for residential development.
- ❖ A pilot project combining industrial and residential uses in a mix of historic and new buildings.
- ❖ Greening of the area through planting of street trees and trees on properties that are developed.

Applicable Policies:

ICBRT Station Analysis
SDF 2040

10 Salisbury

Township:

Traditionally regarded as an industrial area, the Salisbury area towards the south of the Inner City presents numerous housing densification opportunities. Social and public amenities are however in critical shortage and hence should be supplied and incorporated into developments to create vibrant and well serviced Inner City neighbourhoods.

Character Zone: Inner SE Quadrant

This zone should be promoted as a new mixed-use area, with ample opportunities for residential development.

Envisaged Development Character:

- ❖ Accommodate a mix of office, light industrial, institutional, and live-work (e.g. studio) uses in the same building and/or on the same property.
- ❖ Greening of the area through planting of street trees and trees on properties that are developed.
- ❖ Improved walkability to increase access to public transport facilities.

Applicable Policies:

ICBRT Station Analysis
SDF 2040



Site **01**

ERVEN 1905-1907 and 4734 JOHANNESBURG

(RFP 22/2018)

LOCALITY

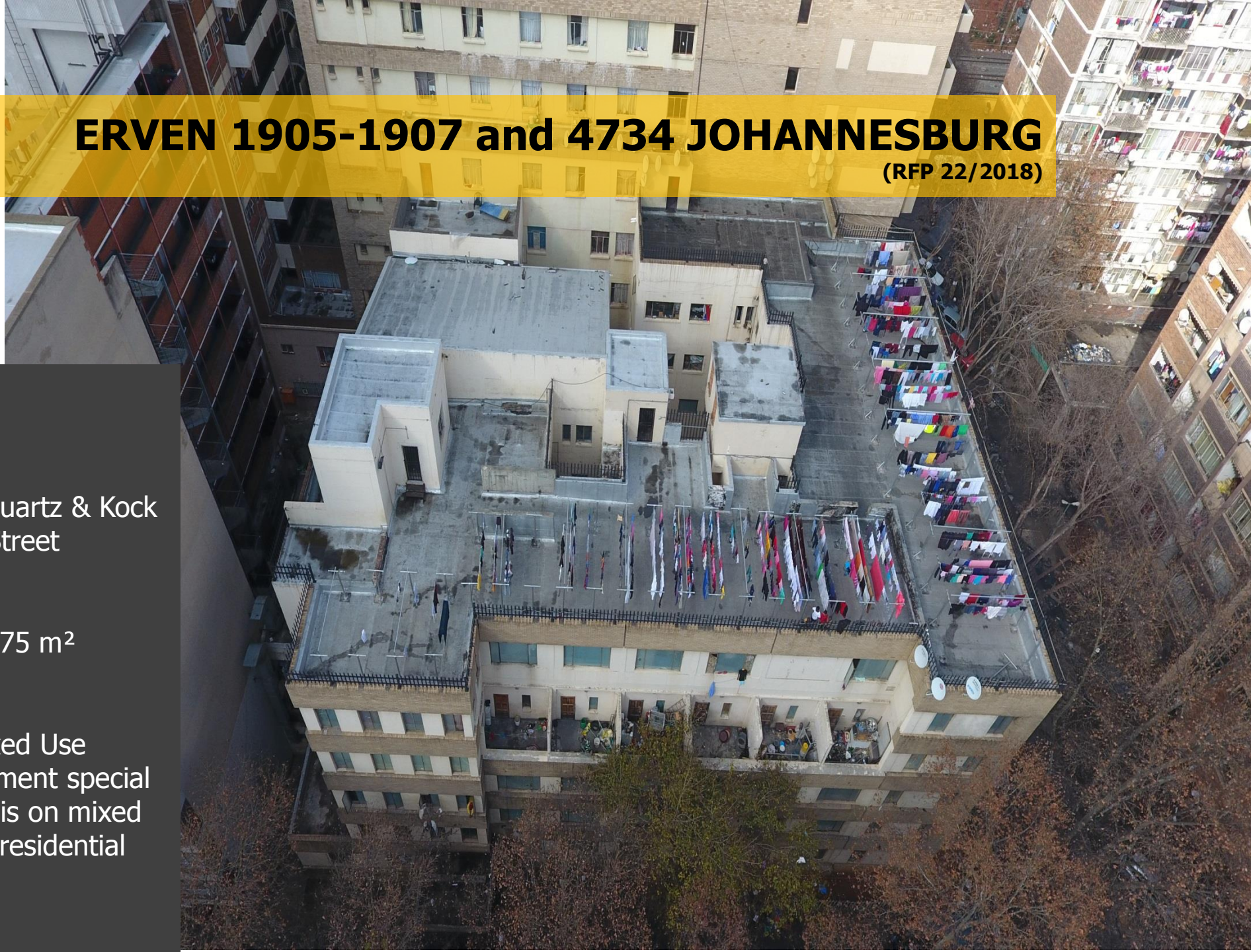
Corner Quartz & Kock
Street

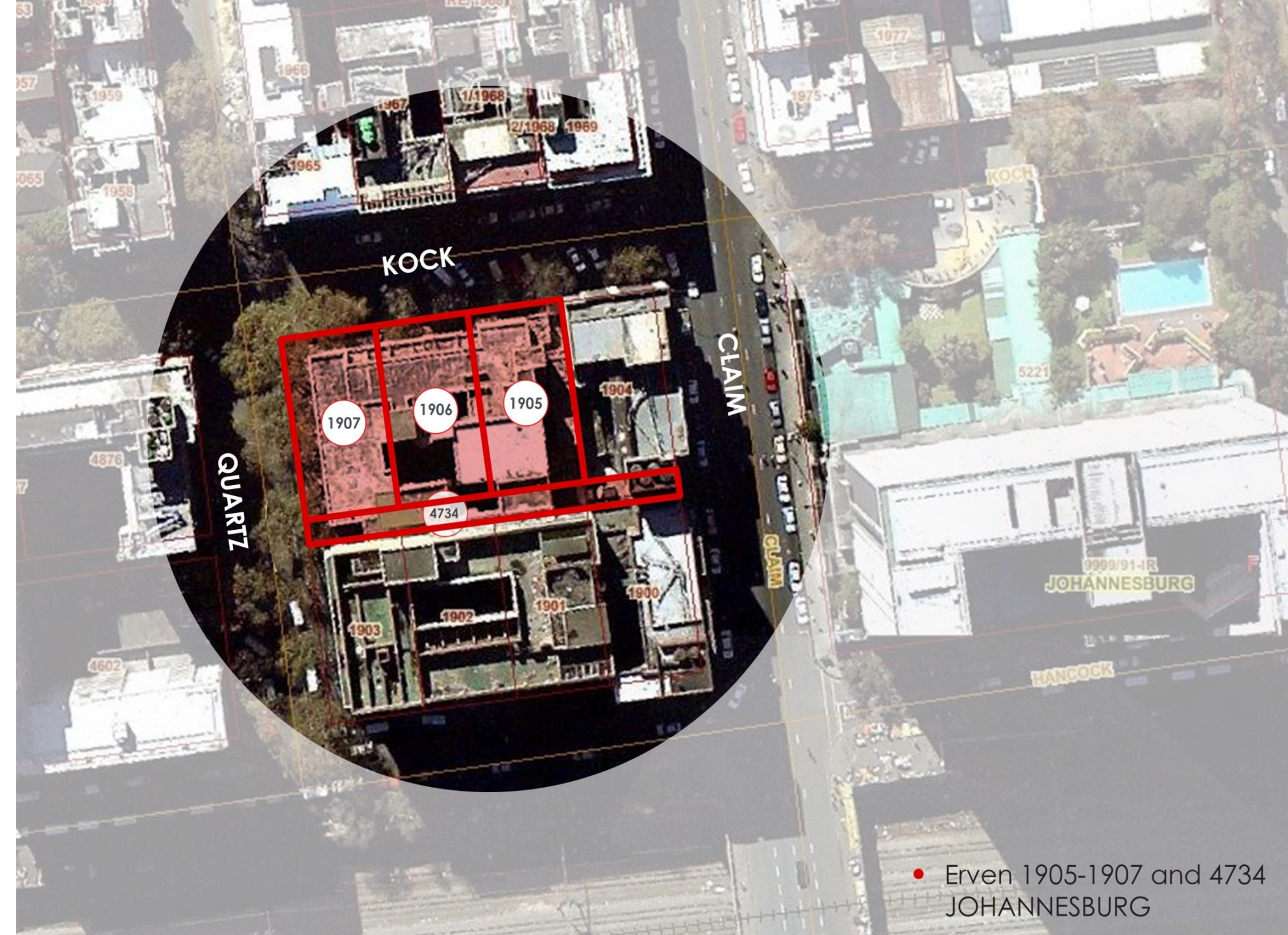
TOTAL SIZE EXTENT

1575 m²

DEVELOPMENT INTENT

Mixed Use
Development special
emphasis on mixed
rental residential





Overview

The subject property is a block of flats situated at the corner of Claim and Kock streets in Hillbrow. Hillbrow is a densely populated neighbourhood with a population that increases each year.

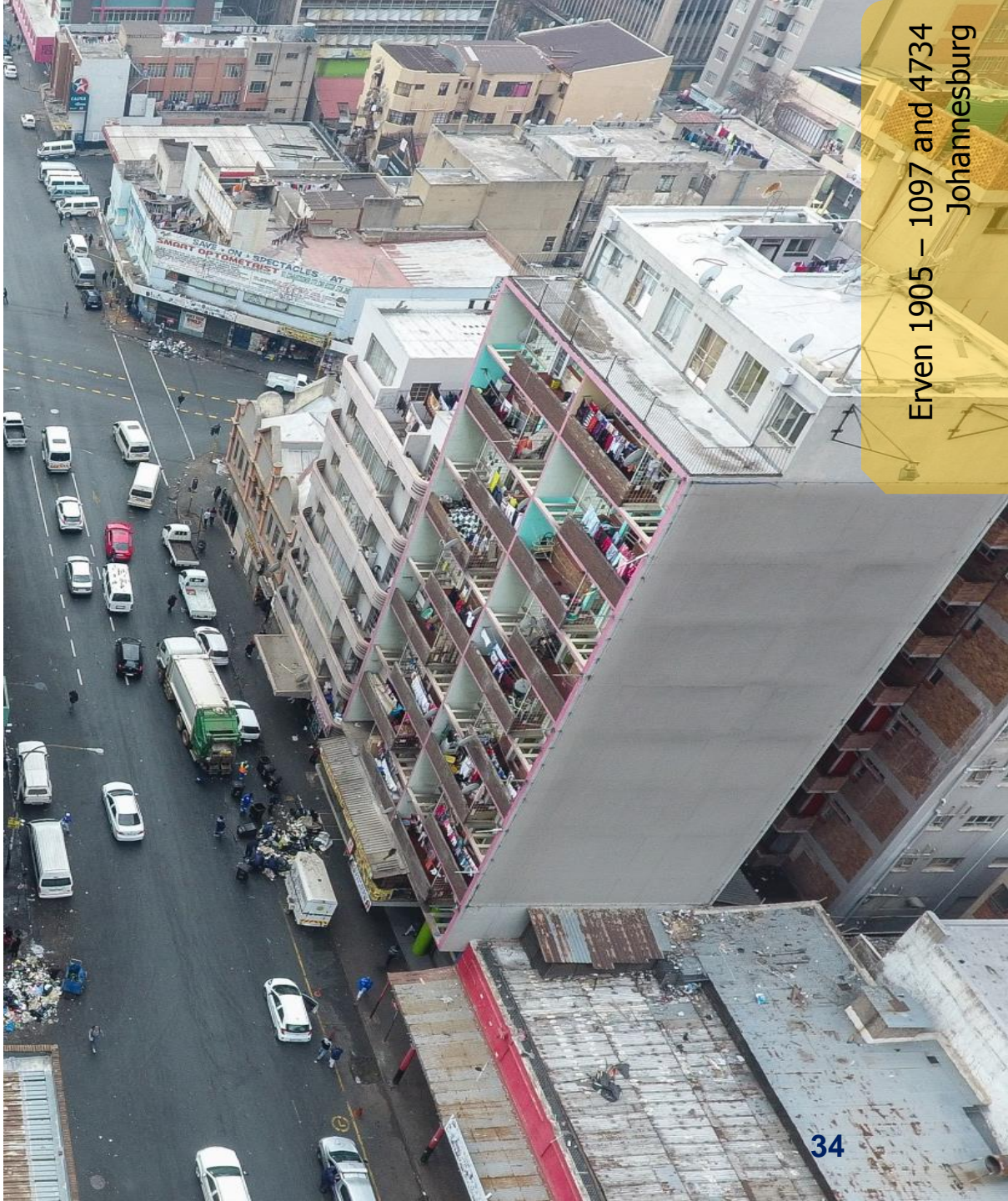
The area has a unique cosmopolitan character, with a substantial population of creative lower middle income working population that is generally well-educated.

This building has four storeys, all of which are occupied. Moreover, it is surrounded by high rise flats and mixed use properties used for residential and business purposes. It is well located in close proximity to commercial and government offices as well as educational institutions in the neighbouring Braamfontein area. Public transport includes taxis, Gautrain, Metro buses and the Rea Vaya.

The Noord and Park City transport facilities as well as Johannesburg Park Station are in walking distance from the building. The Johannesburg and Ellis Park Stadiums are also close at hand.

Property use: Block of Flats

Erf Description	Ownership	Extent	Zoning
Erf 1905 Johannesburg	City of Johannesburg	465 m ²	Special
Erf 1906 Johannesburg	City of Johannesburg	466 m ²	Special
Erf 1907 Johannesburg	City of Johannesburg	466 m ²	Special
Erf 4374 Johannesburg	City of Johannesburg	178 m ²	Parking



Erven 1905 – 1097 and 4734
Johannesburg

ERF 2252 JOHANNESBURG

(RFP 23/2018)

LOCALITY

Wolmarans Street

TOTAL SIZE EXTENT

248 m²

DEVELOPMENT INTENT

Mixed Use Development
with special emphasis on
mixed rental residential





Overview

Erf 2252 Johannesburg is a mixed use eight storey building, commonly referred to as “ Jean Law Court Building”. The property consists of residential flats and small businesses on the ground floor. It is situated at the corner of Wolmarans and Wanderers streets, opposite Johannesburg Park Station.

This property is a multi-storey block of flats comprising of a Basement; a ground floor which accommodates shops as well as seven (7) floors which are used for residential accommodation. The building is surrounded by other high rise flats and mixed use properties. Moreover, it is well located in close proximity with commercial and government offices, restaurants as well as educational institutions in the Braamfontein area.

Public transport included taxis, Gautrain, Metro buses and the Rea Vaya. The Noord and Park City Taxi facilities are a walking distance from the property.

Neighbourhood suburbs include Braamfontein, CBD, Yeoville and Berea.

Property use: Mixed Use – Residential and Business

Erf Description	Ownership	Extent	Zoning
Erf 2252 Johannesburg	City of Johannesburg	248 m²	Business 1



Erf 2252 Johannesburg

Site **03**

ERVEN 1864 and 1865 JOHANNESBURG

(RFP 24/2018)

LOCALITY

Sophie De Bruyn
Street

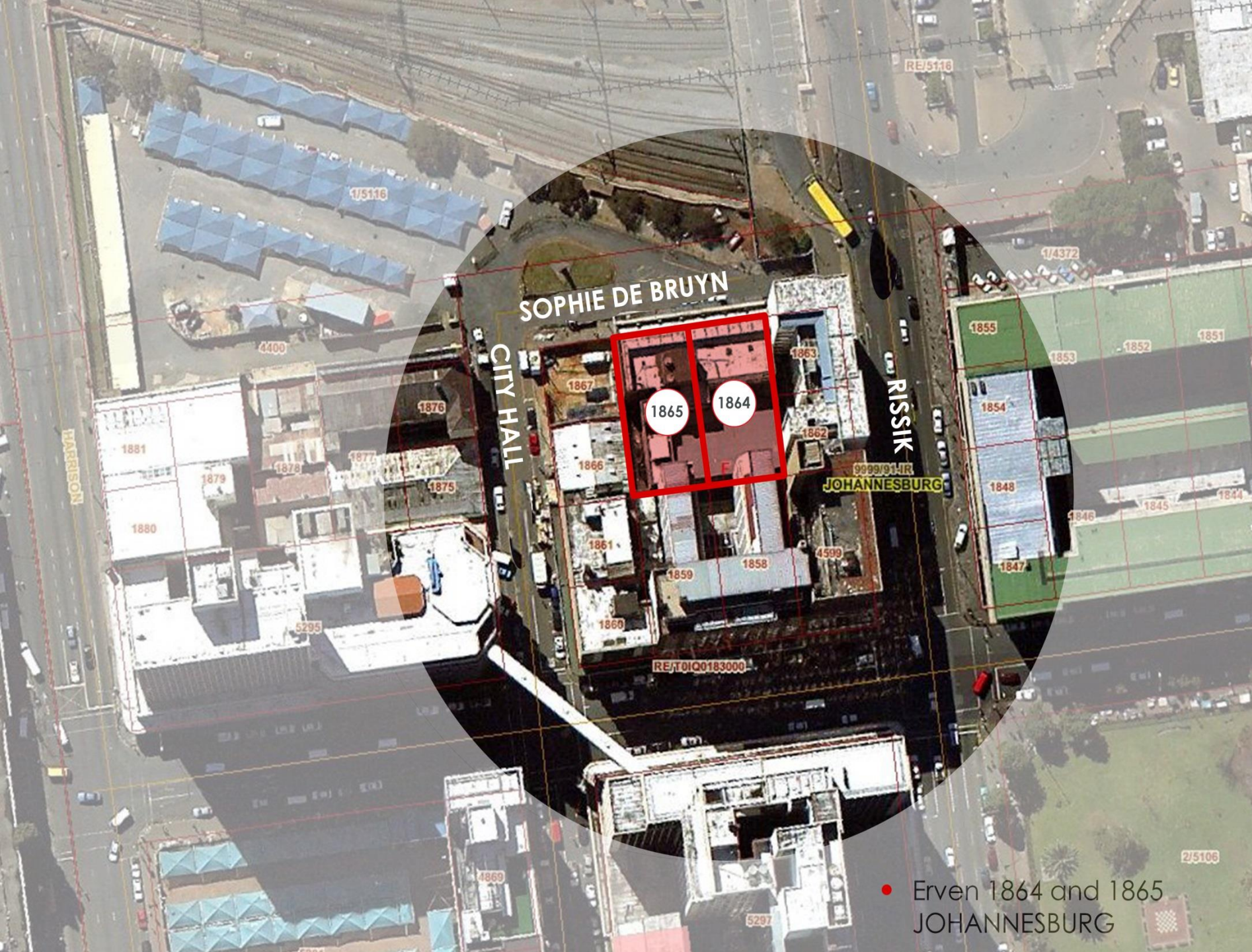
TOTAL SIZE
EXTENT

999 m²

DEVELOPMENT
INTENT

Mixed Use Development
with special emphasis on
mixed rental residential





- Erven 1864 and 1865
JOHANNESBURG



Erven 1864 and 1865
Johannesburg



Overview

Erven 1864 and 1865 Johannesburg is improved by a block of flats, commonly known as Moth Building, and situated at Sophie De Bruyn and Rissik Street in Hillbrow.

The building is well located with immediate access to transport facilities such as Johannesburg Park Station. It is also situated close to Joubert Park and is in walking distance to Constitutional Hill and the CBD.

Other neighbourhood suburbs include Braamfontein, Yeoville and Berea.

Property use: Block of Flats

Erf Description	Ownership	Extent	Zoning
Erf 1864 Johannesburg	City of Johannesburg	500 m²	General
Erf 1865	City of Johannesburg	499 m²	General



Erven 1864 and 1865
Johannesburg

ERF 737 YEOVILLE

(RFP 25/2018)

LOCALITY

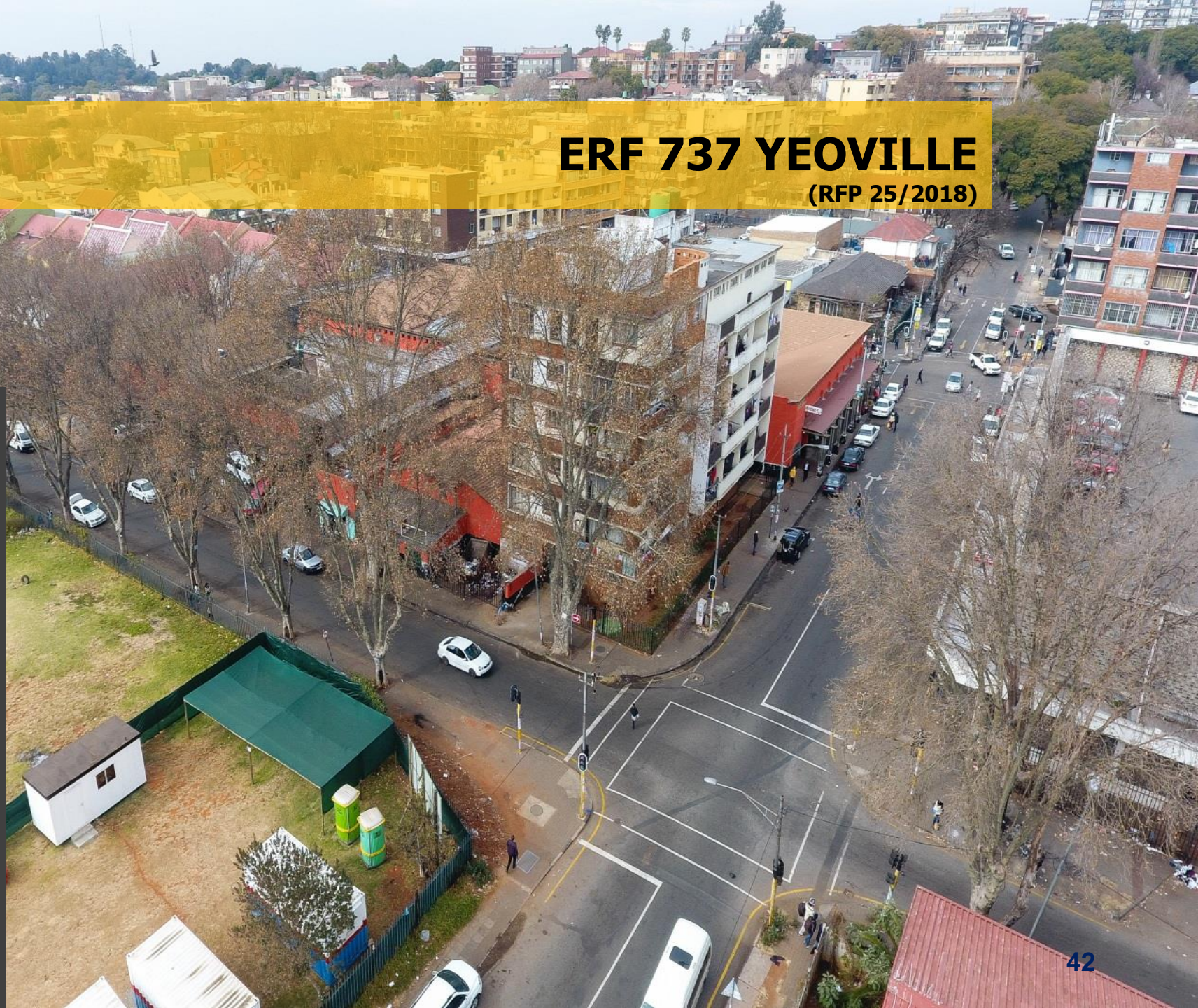
Corner Hunter & Bedford Street

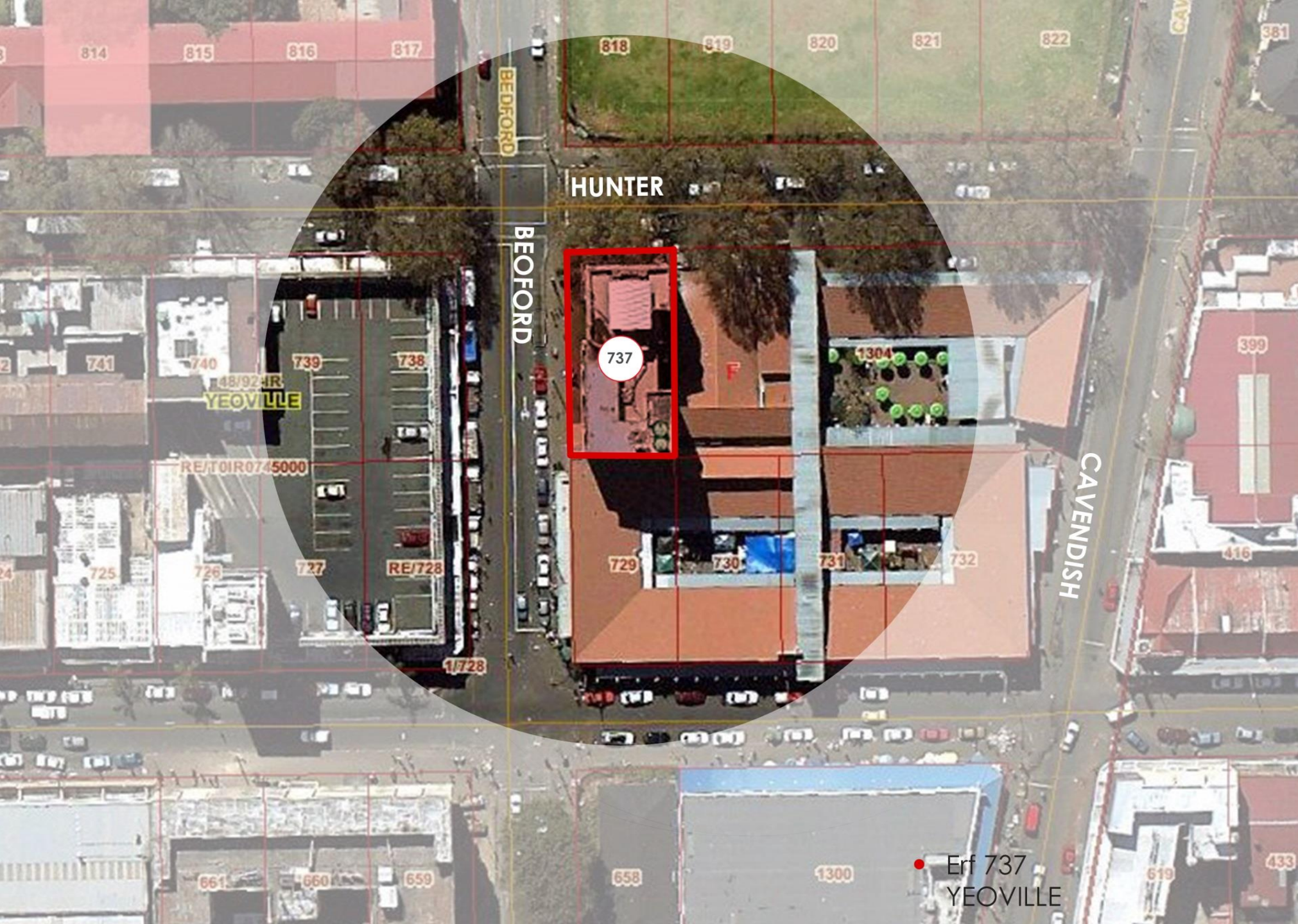
TOTAL SIZE EXTENT

496 m²

DEVELOPMENT INTENT

Mixed Use Development
with special emphasis on
mixed rental residential





Overview

The residential block of flats is an occupied five (5) storey structure, which is more commonly known as 'Monarch Peak Building'.

It comprises of a main reception area on ground floor and residential units on upper floors. Residential flats are segmented into bachelor units (12), 1 bedroom units (4) as well as 2 bedroom units (4). A typical flat in this building offers a kitchen, bathroom, lounge and bedroom. Common areas include a lift, stairs and covered walkways while balcony structures are exclusive use to the individual flats and single rooms located on the roof top.

The building is situated near the Yeoville retail market which is currently being renovated by JPC. It is situated on the vibrant Bedford street with retail shops such as Shoprite, and other small businesses and restaurants.

The property has easy access to public transport nodes and social facilities nearby such as the Yeoville library. Public transport including taxi's and the Rea Vaya buses travelling to different parts of Johannesburg.

The broader area is characterised by a large percentage of blocks of flats and secondary commercial properties. Neighbouring nodes with a similar geographic appeal as the subject area include Hillbrow, Yeoville, Berea and Bellevue.

Presently, the Property is owned by MTC which is 100% city-owned. Plans are in place, however, to ensure that ownership is transferred back to the CoJ.

Property use: Block of Flats

Erf Description	Ownership	Extent	Zoning
Erf 737 Yeoville	Metropolitan Trading CO PTY LTD (MTC)	496 m ²	Residential 4





Erf 737 Yeoville



Site **05**

ERVEN 1633, 1637, 1638, 1639 & 1640 TURFFONTEIN

(RFP 26/2018)

LOCALITY

Corner Church & Hay Street

TOTAL SIZE EXTENT

2477 m²

DEVELOPMENT INTENT

Mixed Use
Development with
special emphasis on
mixed rental residential





Erven 1633, 1637, 1638, 1639
and 1640 Turffontein

- ERVEN 1633, 1637 and 1638
TURFFONTEIN



Overview

Erf 1637 and 1638 Turffontein are developed as a community hall/church with a small office adjacent to it. A small outbuilding (toilets) located on Erf 1638 and a further outbuilding on Erf 1633. The remainder of the subject property is utilised for parking space. The property is further divided with a pre-fabricated cement wall between the parking area and the hall. It is enclosed on three sides with pre-fabricated cement or brick walls, and a wire and steel fence on Hay Street with a gate that accesses the court yard behind the church.

It offers a single storey, double volume painted brick structure under a pitch iron roof. An extension to the church was later built, which seems to be an office. This structure offers a plastered and painted structure under a flat iron roof. It is better maintained than the hall indicating a later addition to the main structure. In the northeast corner, a small outbuilding is found, offering ablution facilities. This building could only be viewed from the street, and was not inspected close-up.

The subject property offers good visibility, being located on the corners of Hay and Ferreira Street, with good access. It is further developed with a cement parking area.

Turffontein is located southwest of the Johannesburg CBD, offering a cosmopolitan mix in its residents. The neighbourhood is mostly occupied by working-class citizens. Turfftontein is mostly surrounded with similar residential neighbourhoods, that range between middle to working-class.

It is well situated with easy access towards industrial areas in the north, mining ground, as well as the Johannesburg CBD. It also boost a small shopping mall located across from the famous Turffontein Race Course, a large fire station, which houses one of the historical buildings in the neighbourhood, and various sporting facilities.

The main arterial routes are mostly Turf Club Road that provide access in a east/west direction, Klip River Road that's a double lane roadway that provides access towards Selby, Main Road in the east that access Turf/Rosettenville Road that extends to Marshall Street in the Johannesburg CBD, and Turffontein Road that extends into Eloff Street.

Property use: Vacant Church

Erven 1633, 1637, 1638, 1639
and 1640 Turffontein

Erf Description	Ownership	Extent	Zoning
Erven 1633, 1637 and 1638 Turffontein	City of Johannesburg	496 m²	Business 1
Erf 1637 Turffontein	City of Johannesburg	496 m²	Business 1
Erf 1638 Turffontein	City of Johannesburg	495 m²	Residential 4
Erf 1639 Turffontein	City of Johannesburg	495 m²	Residential 4
Erf 1640 Turffontein	City of Johannesburg	495 m²	Residential 4

ERF 776 TURFFONTEIN

(RFP 27/2018)

LOCALITY

De Villiers Street

TOTAL SIZE EXTENT

495 m²

DEVELOPMENT INTENT

Mixed Use
Development with
special emphasis on
mixed rental residential



- ERF 776
TURFFONTEIN

Overview

The stand is improved with a pitched roofed dwelling and two outbuildings.

The house mainly comprises of three bedrooms (ensuite), a lounge, a kitchen, a bathroom and laundry with single attached garage. Other improvements include staff quarters with a separate toilet, carports with three parking bays in the back and another outbuilding used as shop situated in the front of the property.

The external finishes comprise of plastered and painted walls, steel frames windows, pitch roof with concrete roof tiles. Internal finishes consist of plastered and painted walls with wall tiles in the kitchen and bathroom. The floors are covered ceramic tiles, rhino board suspended ceiling throughout the house and fluorescent lighting. The kitchen and the master bedroom are fitted with built-in cupboards

Property use: Residential House



Erf 776 Turffontein

Erf Description	Ownership	Extent	Zoning
Erf 776 Turffontein	City of Johannesburg	495 m ²	Residential 4

Site **07**

ERF 527 REMAINDER AND PORTION 1 OF ERF 528 YEOVILLE (RFP 28/2018)

LOCALITY

Kemmer Street

TOTAL SIZE EXTENT

789 m²

DEVELOPMENT INTENT

Mixed Use
Development with
special emphasis on
mixed rental residential



Erf 527 and Remainder and
Portion 1 of Erf 528 Yeoville





Erf 527 and Remainder and
Portion 1 of Erf 528 Yeoville

Overview

The subject property has the old Yeoville police station constructed on it, the property is vacant.

The area has good access via established roads such as Joe Slovo Drive which also provides access to the northern suburbs of Johannesburg such as Rosebank and Sandton. Joe Slovo also has links joining with the M1 and M2 Highways. Secondary retail shops and other commercial buildings forming part of the area provide different types of amenities.

Well known places of interests such as the Rosebank and Sandton business nodes are located within a fair travelling distance from the subject area. The Johannesburg CBD hosting reputable retail hubs such as the Carlton Centre is also close at hand.

Public transport including taxi's and the Rea Vaya buses travelling to different parts of Johannesburg are close at hand. Taxi Ranks providing transport to commuters travelling to other provinces of the country are also available at the Johannesburg Park Station located in close proximity to the subject property. Infrastructure is rated average and basic engineering services are provided for and managed by the City of Johannesburg Metropolitan Municipality.

Property use: Police Station (Vacated)



Erf Description	Ownership	Extent	Zoning
Erf 527 Yeoville	City of Johannesburg	495 m²	Residential 4
Remainder and Portion 1 of Erf 528 Yeoville	City of Johannesburg	294 m²	Residential 4

Site **08**

ERVEN 326 and 327 BEREĀ

(RFP 29/2018)

LOCALITY

Olima Street

TOTAL SIZE
EXTENT

991 m²

DEVELOPMENT
INTENT

Mixed Use
Development with
special emphasis on
mixed rental residential





Overview

This is a vacant piece of land fenced with palisade fencing. The sites are currently being used for gardening and recycling purposes.

The property is accessible from Olivia Street and is situated near a library.

The view of the land favours a central position with a typical neighbourhood position. Topography is regarded level and the surrounding terrain of the site is basically flat.

Berea is located within the east of Inner City and is dominated by high rise residential blocks. It is surrounded by suburbs such as Hillbrow, Bellevue, Yeoville, Bertrams, Troyeville and the Inner City.

Berea, together with Hillbrow, are close to the Johannesburg CBD and have a large number of high-rise apartment blocks. These areas were formerly extremely desirable; however due to the increase in crime, the housing stock has greatly deteriorated as many wealthier residents have moved to northern suburbs of Johannesburg.

Yeoville and Bellevue have a mix of apartment buildings and single residential units on small lots.

Property use: Vacant Land (Temporal gardening and recycling)



Erf Description	Ownership	Extent	Zoning
Erf 326 Hillbrow/Berea South	City of Johannesburg	496 m ²	Residential 4
Erf 327 Hillbrow/Berea South	City of Johannesburg	495 m ²	Residential 4

ERVEN 171 – 178 MARSHALLS TOWN

(RFP 32/2018)

LOCALITY

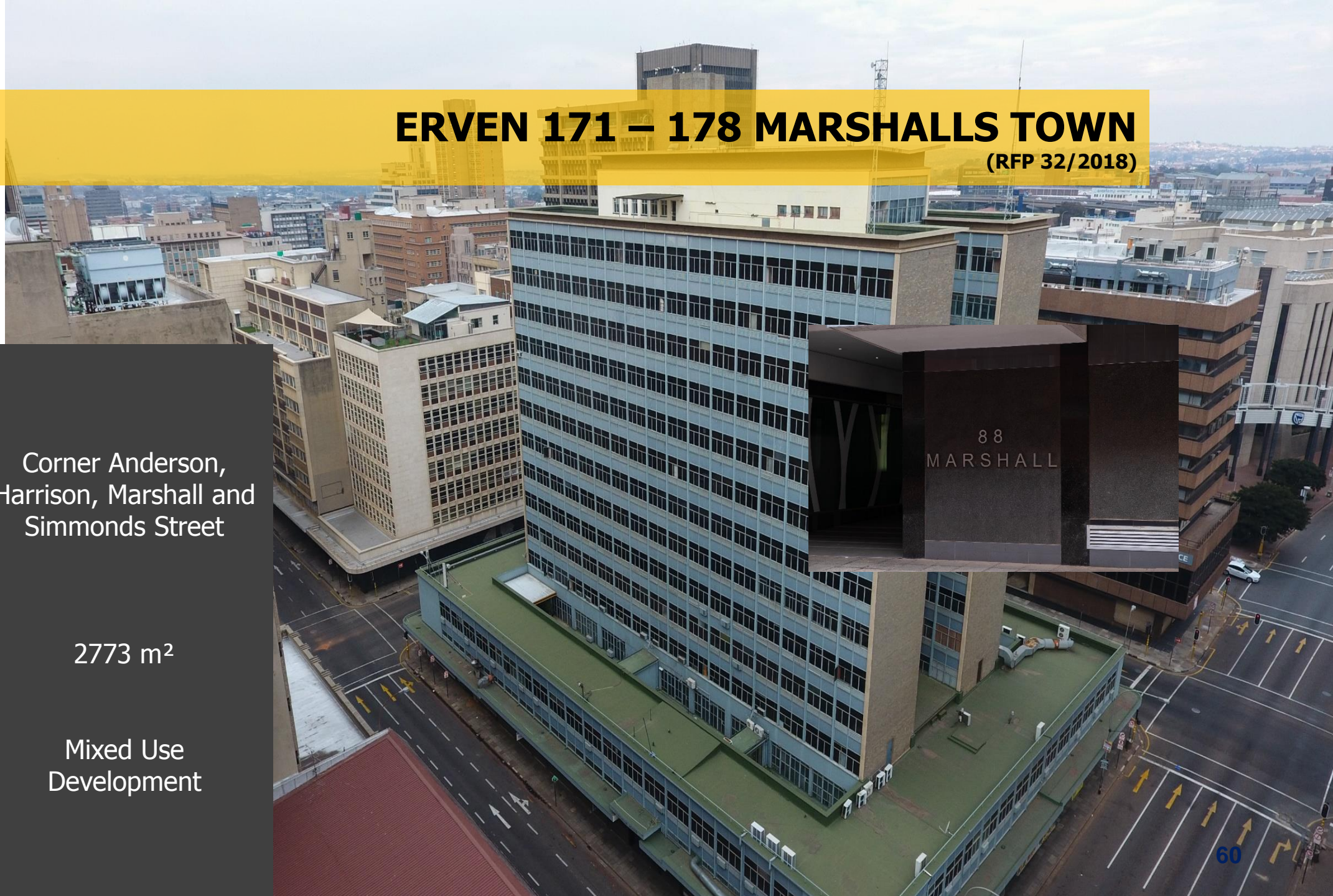
Corner Anderson,
Harrison, Marshall and
Simmonds Street

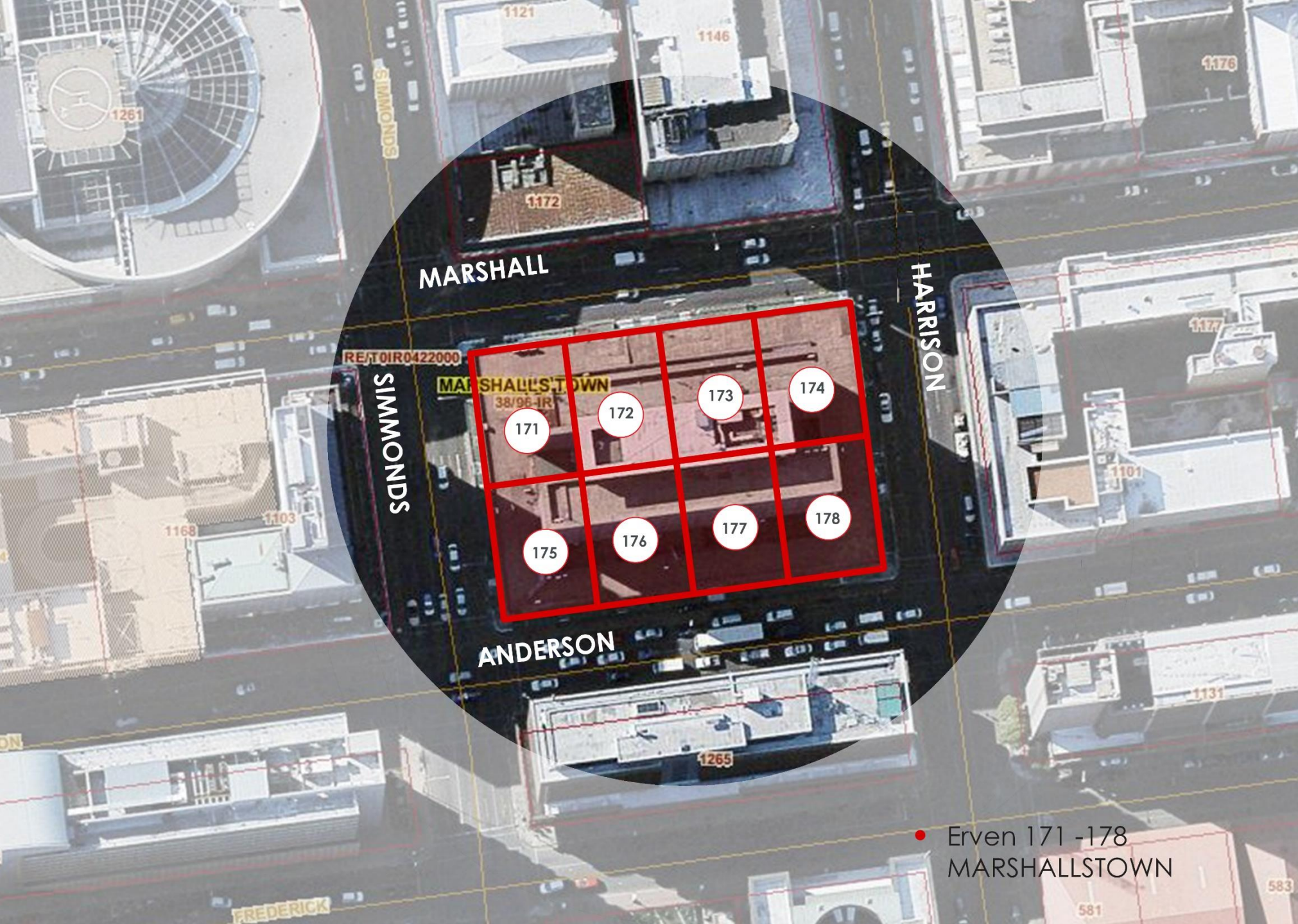
TOTAL SIZE EXTENT

2773 m²

DEVELOPMENT INTENT

Mixed Use
Development





- Erven 171 -178
MARSHALLSTOWN



Erven 171 – 178 Marshalls
Town

Overview

Erf 171 – 178 Marshalls Town (commonly known as Samancor House) is situated on a rectangular-shaped stand and has tarred street frontage. The property is located within the City of Johannesburg CBD. This is the main commercial district developed with high-rise office-blocks, retail property and residential apartments.

Johannesburg CBD is well-known for 'B' and 'C' Grade office accommodation. The area has been experiencing urban regeneration in the recent past due to the Central Improvement District (CID) policy adopted by the municipality. The neighbourhood is home to government offices, mining houses and banking community with Standard Bank office gallery and Nedbank within proximity. The property is located within the "Maboneng" precinct offering - retail stores, entertainment venues and restaurants. Other notable amenities and improvements within proximity include: Ghandi Square inner city Bus Terminus and Carlton Centre.

The property has been improved with a twelve (12) storey building providing retail space on ground floor level, offices from second to twelfth floor and a basement parking. The basement level and upper level offices are connected by a common access area or entrance foyer consisting of 4x passenger lifts and 1x goods lift and central staircases with support balustrades.

The office building is constructed of reinforced concrete with brick-infill walls and steel framed dark tint glazed windows and cladding under concrete bituminous flat roofing. The floors are reinforced by solid concrete covered with a combination of carpet and ceramic floor tiles.

Internally the offices are fitted out to a "B" Grade 2 standard. The ceilings are of suspended herculite board insets with flush fluorescent lighting. The office layouts generally comprise of a combination of "open plan" and cellular offices cordoned off with either solid or dry wall partitioning to tenants specifications.

The offices are air-conditioned by wall-mounted console units. Ladies' and men's ablution facilities and a kitchenette are provided at each floor.

These are of good standard fitted with ceramic wall tiling and wall mirrors. Storage facilities and electricity ducts, firefighting equipment including (400x fire hydrants and 26x heavy duty hose reels) are available on the property. These have been regularly serviced. Retail accommodation on ground floor level is of standard retail specifications and fitted to tenants' specification.

This is a Prime Property, offering an array of investment opportunities. Therefore, there will be a need to appoint a Property Management Agent to undertake the day-to-day management of the property.

Property use: Commercial (Office and Retail)

Erf Description	Ownership	Extent	Zoning
Erf 171 Marshalls Town	City of Johannesburg	348 m ²	General
Erf 172 Marshalls Town	City of Johannesburg	347 m ²	General
Erf 173 Marshalls Town	City of Johannesburg	347 m ²	General
Erf 174 Marshalls Town	City of Johannesburg	347 m ²	General
Erf 175 Marshalls Town	City of Johannesburg	343 m ²	General
Erf 176 Marshalls Town	City of Johannesburg	347 m ²	General
Erf 177 Marshalls Town	City of Johannesburg	347 m ²	General
Erf 178 Marshalls Town	City of Johannesburg	347 m ²	General

REMAINDER OF ERF 5100 JOHANNESBURG

(RFP 31/2018)

LOCALITY

Corner Smit &
Solomon Sontonga
Street

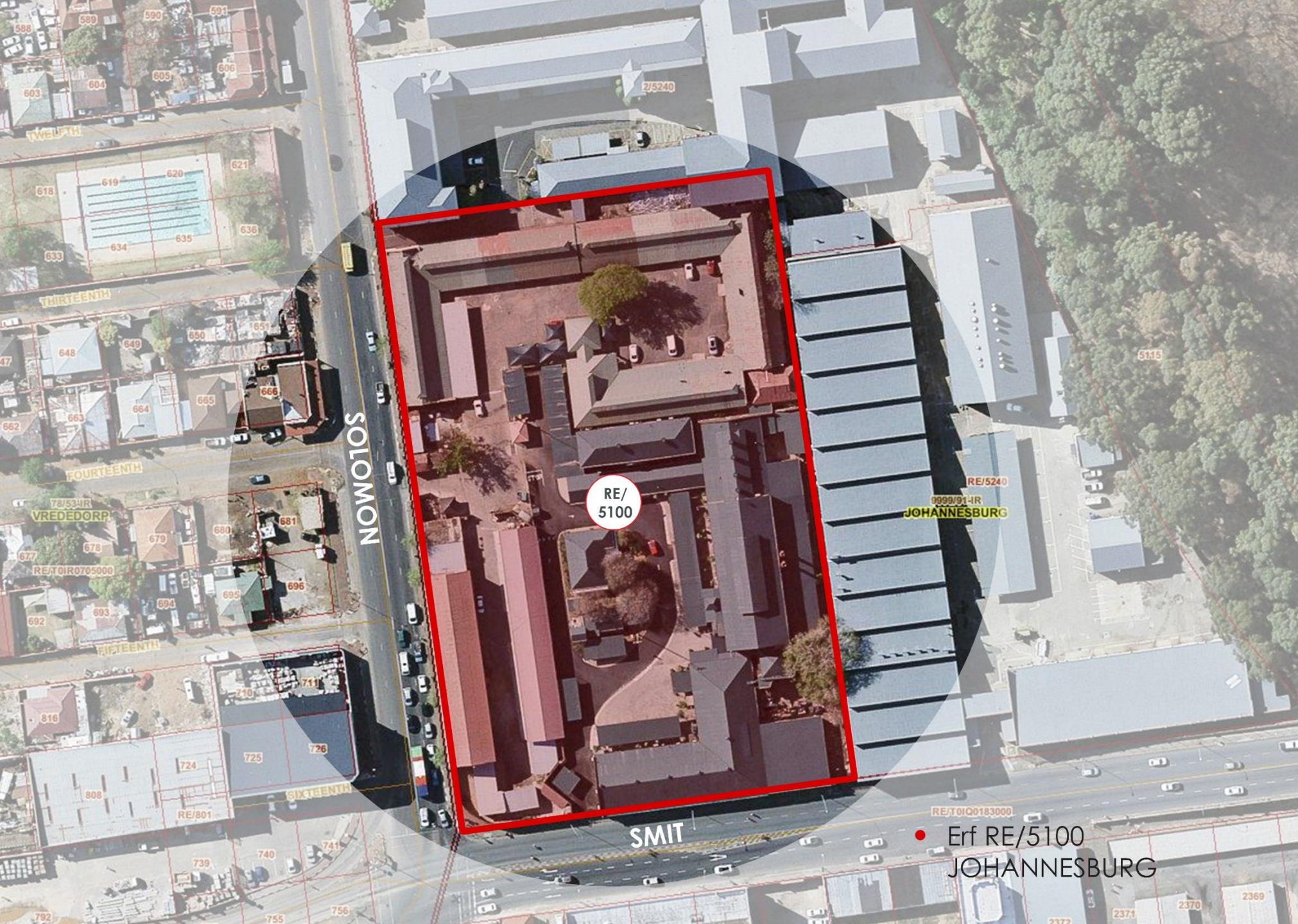
TOTAL SIZE EXTENT

14033.9 m²

DEVELOPMENT INTENT

Mixed Use
Development with
special emphasis on
mixed rental residential





Overview

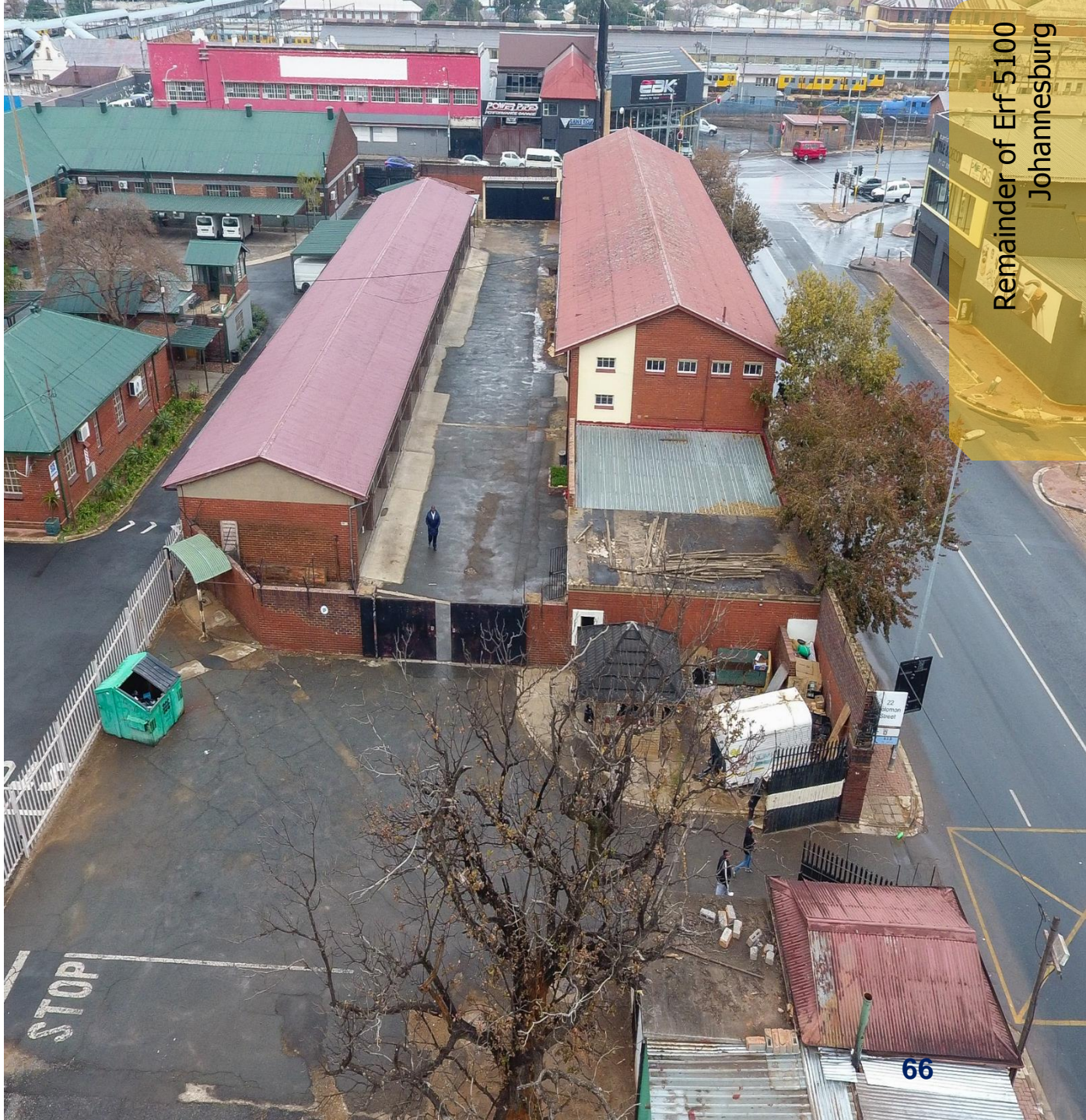
The subject property is situated on the corner of Smit and Solomon Streets. Solomon and Smit Street are arterial routes with direct link to the M1 freeway. Braamfontein rail station is directly opposite the subject property to its south, making public transport easily accessible. Newtown is directly south of the railway line.

There are twelve (12) buildings constructed on this property, being: An Administration Building (Library) which is part double storey and volume; an IT building which is a double storey and the following buildings are single storey: Despatch building and Directors Offices, Caretaker flat, Business Opportunity Centre, Epilepsy SA and Mode Components building, the City of Joburg Workshops and Warehouse, Offices and warehouse storage and the Shop/Spaza. The Kitchen House and ablution facility are part double storey.

Given the fact that there is both a Library and Storage facility on the property, the property is earmarked as being ideal for the development of Student Accommodation. Furthermore, the Developer would be expected to accommodate or retain these existing structures.

Property use: Mixed Use

Erf Description	Ownership	Extent	Zoning
Remainder of Erf 5100 Johannesburg	City of Johannesburg	14033.9 m²	Municipal





Remainder of Erf 5100
Johannesburg

REMAINDER OF ERF 1015 CITY AND SUBURBAN

(RFP 32/2018)

LOCALITY

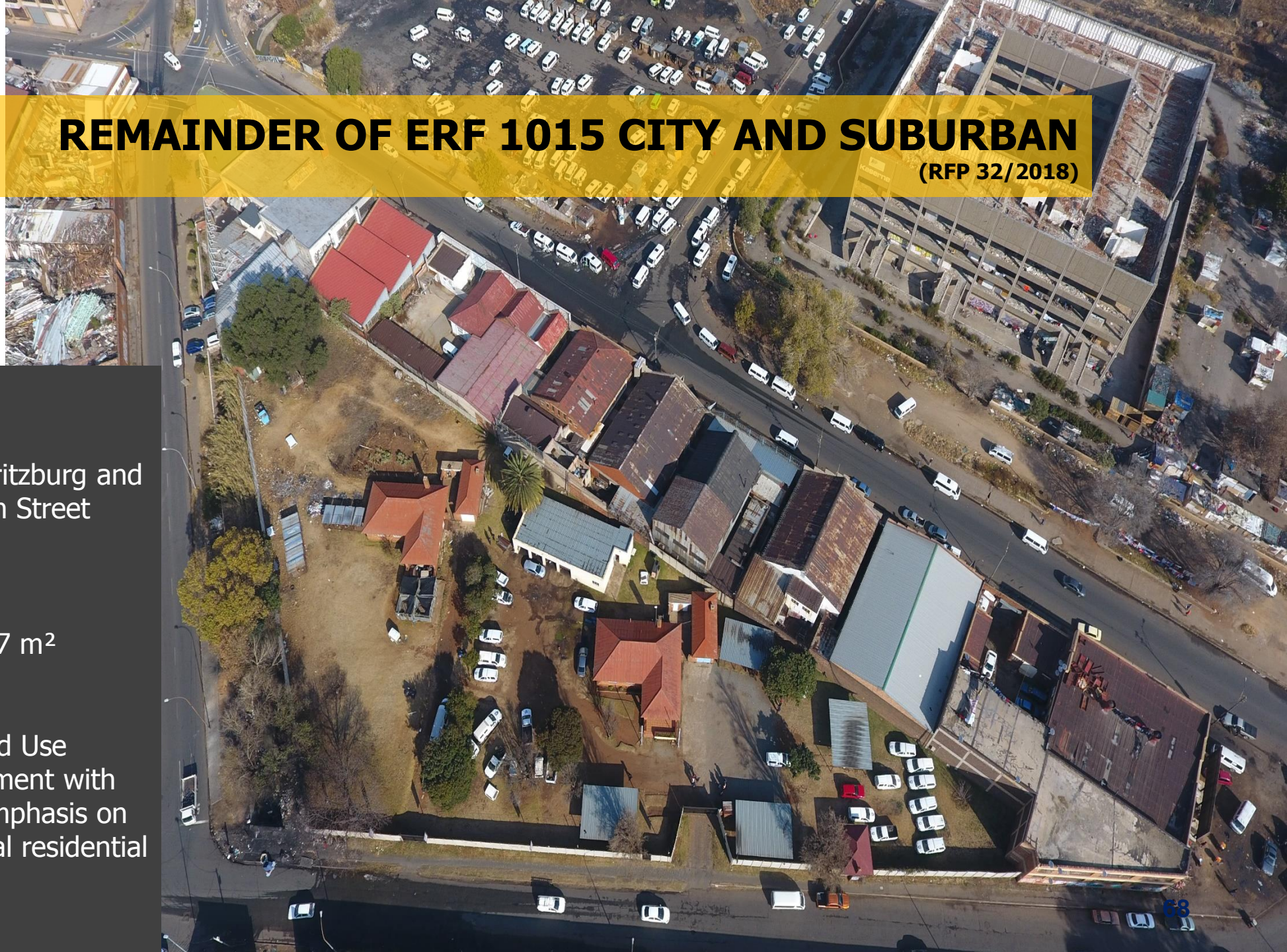
Corner Maritzburg and
Durban Street

TOTAL SIZE EXTENT

8017 m²

DEVELOPMENT INTENT

Mixed Use
Development with
special emphasis on
mixed rental residential





Remainder of Erf 1015 City and Suburban

Overview

The subject property is being used as an office by a security company. The site is bounded by Durban Road to the south boundary, Maritzburg Road to the east, Anderson Street to the north boundary and the M2 Motorway air bridge to the western bound. This property is located in City and Suburban, within walking distance from the Johannesburg Central Business District. The area is located on the eastern periphery of the Johannesburg CBD, within close proximity to Absa Towers and other places of interest such as Carlton Centre.

The subject area is a mixed used area comprising of an old block of flats, light industrial buildings and retail warehousing. The area and other extensions of Johannesburg have become popular for high population figures, high unemployed rate, factors that have contributed to over crowding on buildings and high crime statistics. A few property companies are on a mission to change this trend by purchasing deteriorated buildings, renovate and tenant them and this initiative has already made a difference in other parts of the city.

Direct access to the subject property is off Anderson Street, a busy arterial running through other parts of the Johannesburg CBD. Anderson Street is also linked with Joe Slovo Drive, another busy arterial connecting to northern parts of Johannesburg such as Doornfontein, Berea and Hillbrow. The property is also located within easy reach of the M1 and M2 Highways, providing access to different parts of Gauteng.

A wide range of day to day amenities is available from a high number of secondary quality commercial buildings located in walking distance from the subject property as well as from the Carlton Centre, also located within easy reach from the subject property. University of Johannesburg - Doornfontein Campus and other reputable colleges such as Boston, PC Training are located within easy reach from the subject property.

Parts of the immediate area are well served with Rea Vaya Bus Stations. Numerous taxi ranks are in lose proximity and basic services are provided and managed by the City of Johannesburg.

Property use: Offices

Erf Description	Ownership	Title Deed	Building Restrictions	Extent	Zoning
Remainder of Erf 1015 City and Suburban	City of Johanesburg			8017 m²	Industrial



Remainder of Erf 1015 City and Suburban

Site **12**

ERVEN 3807 and 3808 JOHANNESBURG

(RFP 33/2018)

LOCALITY

Claim Street

TOTAL SIZE
EXTENT

496 m²

DEVELOPMENT
INTENT

Mixed Use
Development with
special emphasis on
mixed rental residentia



Overview

The subject property is vacant and is currently illegally occupied. The site is square shaped and the topography is level. It is secured with brick fencing. The property is situated on the corner of Main and Highgate streets in Hillbrow.

Hillbrow is a densely populated neighbourhood with a population that increases each year.

The area has a unique cosmopolitan character, with a substantial population of creative lower middle income working population that is generally well-educated.

Neighbouring property types includes high rise flats and mixed use properties consisting of residential and businesses. The site is well located in close proximity with commercial and government offices as well as educational institutions in the neighbouring Braamfontein area. Public transport includes taxis, Gautrain, Metro buses and the Rea Vaya.

The Noord and Park City Transport facilities as well as Johannesburg Park Station at walking distance from the building. The Johannesburg and Ellis Park Stadiums are in close proximity.

Property use: Vacant Land



Erf Description	Ownership	Extent	Zoning
Erf 3807 Johannesburg	City of Johannesburg	248 m²	Residential 4
Erf 3808 Johannesburg	City of Johannesburg	248 m²	Residential 4



Site **13**

REMAINDER AND PORTION 1 OF ERF 2862 JEPPESTOWN

(RFP 34/2018)

LOCALITY

Main & Highgate Street

TOTAL SIZE EXTENT

1740 m²

DEVELOPMENT INTENT

Mixed Use
Development with
special emphasis on
mixed rental residential



Remainder and portion 1 of Erf
2862 Jeppes town

- ERF 1/2862 & RE/2862
(RE/2862 = 2/2862 + 3/2862)
JEPPESTOWN

Overview

The subject property is situated at 2862 Highgate Street, Jeppestown on the eastern boundary of the Inner City. The site is a vacant land surrounded by single residential dwellings. It is secured with a palisade fence and is being used as a parking space.

In close proximity, are schools such as Jeppe Girls High, Darras shopping centre which are 2,2 km from the site. Kensington Clinic is less than a kilometre away.

Property use: Vacant Land

Erf Description	Ownership	Extent	Zoning
Remainder and portion 1 of Erf 2862 Jeppestown	City of Johannesburg	1740 m ²	Residential 4



Remainder and portion 1 of Erf
2862 Jeppestown



Remainder and portion 1 of Erf
2862 Jeppestown

Site **14**

ERVEN 2146-2149 and 5075 JOHANNESBURG

(RFP 35/2018)

LOCALITY

Leyds Street

TOTAL SIZE
EXTENT

1869 m²

DEVELOPMENT
INTENT

Mixed Use
Development with
special emphasis on
mixed rental residential



Erven 2146 – 2149 and 5075
Johannesburg

• Erven 2146-2149 and 5075
JOHANNESBURG

Overview

The subject property is currently being used as parking space by the Royal Hotel. It is situated at the corner of Leyds and Claim Streets in Hillbrow. Hillbrow is a densely populated neighbourhood with a population that increases each year.

The area has a unique cosmopolitan character, with a substantial population of creative lower middle income working population that is generally well-educated.

Neighbouring property types include high rise flats and mixed use properties consisting of residential and businesses. The site is well located in close proximity with commercial and government offices as well as educational institutions in the neighbouring Braamfontein area. Public transport includes taxis, Gautrain, Metro buses and the Rea Vaya.

The Noord and Park City Transport facilities as well as Johannesburg Park Station are in walking distance from the building. The Johannesburg and Ellis Park Stadiums are also in close proximity.

Property use: Parking



Erven 2146 – 2149 and 5075
Johannesburg

Erf Description	Ownership	Extent	Zoning
Erf 2146 Johannesburg	City of Johannesburg	467 m ²	Residential 4
Erf 2147 Johannesburg	City of Johannesburg	467 m ²	Residential 4
Erf 2148 Johannesburg	City of Johannesburg	234 m ²	Residential 4
Erf 2149 Johannesburg	City of Johannesburg	467 m ²	Residential 4
Erf 5075 Johannesburg	City of Johannesburg	234 m ²	Residential 4



Elven 2146 – 2149 and 5075
Johannesburg



ERF 35 SALISBURY CLAIMS

(RFP 36/2018)

LOCALITY

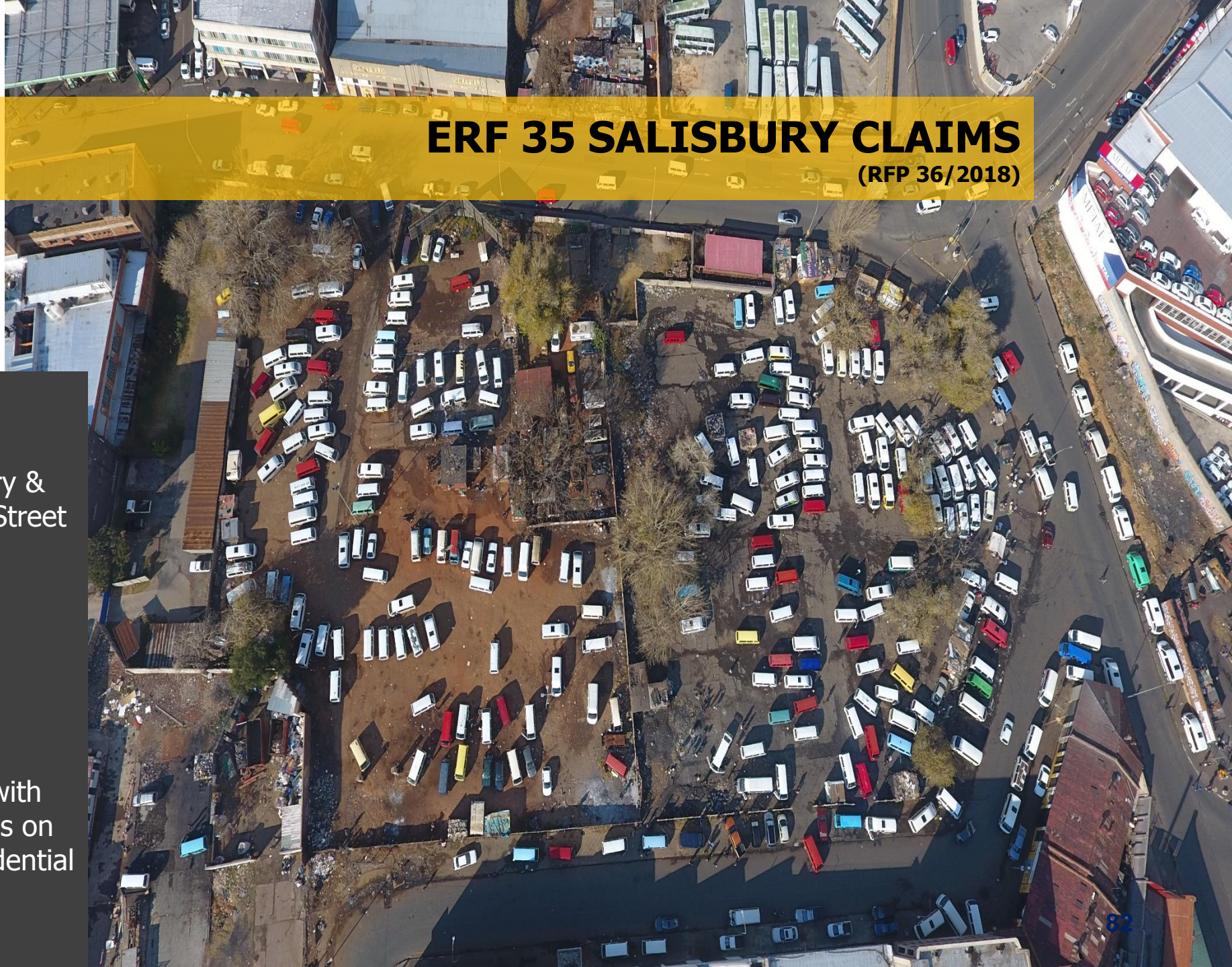
Corner Salisbury &
Wemmer Jubile Street

TOTAL SIZE EXTENT

14732 m²

DEVELOPMENT INTENT

Mixed Use
Development with
special emphasis on
mixed rental residential





• ERF Erf 35
SALISBURY

Overview

Salisbury Claims is a small suburb which lies just south of the Johannesburg CBD with Marshalltown to the north and Wemmer to the south. Salisbury Claims is situated in a mixed used area with many offices and retail shops in Johannesburg CBD.

The property is an informal taxi holding, located close to the Faraday Taxi Facility and Carlton Center, in the CBD. Moreover, it is surrounded by industrial developments, and a greater part of the area offers both single and multi-tenant occupancies.

A Sectional Development would be ideal for this property .

Property use: Vacant Land 1.4(Ha) with Informal Taxi Holding



Erf Description	Ownership	Extent	Zoning
Erf 35 Salisbury	City of Johannesburg	14732 m²	Industrial 1

ERVEN 637 - 639 and 652 - 654 VREDEDORP

(RFP 37/2018)

LOCALITY

Thirteenth Street

TOTAL SIZE EXTENT

1488 m²

DEVELOPMENT INTENT

Mixed Use
Development with
special emphasis on
Student
Accommodation





Erven 637 – 639 and 652 – 654
Vrededorp

Overview

The property is within close proximity to Universities (Wits and UJ). Moreover, the high demand for Student Accommodation in the area, necessitates the need for the development of affordable Student Accommodation, to meets the demand.

This site comprises of six vacant stands measuring 1488 m² in total and are situated at corner Thirteenth and Delarey Streets in Vrededorp. The site is currently used as an informal taxi holding.

The site area within close proximity to the subject property is characterised by a mix of residential and business.

The site topography is regarded level and the surrounding terrain of the site is basically flat.

Property use: Vacant Land

Erf Description	Ownership	Extent	Zoning
Erf 637 Vrededorp	City of Johannesburg	248 m ²	Educational
Erf 638 Vrededorp	City of Johannesburg	248 m ²	Educational
Erf 639 Vrededorp	City of Johannesburg	248 m ²	Educational
Erf 652 Vrededorp	City of Johannesburg	248 m ²	Educational
Erf 653 Vrededorp	City of Johannesburg	248 m ²	Educational
Erf 654 Vrededorp	City of Johannesburg	248m ²	Educational



ERVEN 39, 51 and 54 VREDEDORP

(RFP 38/2018)



LOCALITY

Third Street

TOTAL SIZE EXTENT

744 m²

DEVELOPMENT INTENT

Mixed Use
Development with
special emphasis on
Student
Accommodation



- Erven 39,51 and 54
VREDEDORP



Overview

The sites are all vacant with different characteristics. Erf 39 is fenced off, Erf 51 has a dilapidated structure and Erf 54 has a shack erected on it. The subject properties are situated along Second and Third Street in Vrededorp.

The area is characterized by mainly residential properties and a few businesses. Smith and Solomon Roads are the main arterial roads in this suburb linking the area to Randburg in the north. Easy access to the area may be gained via an established road network. The suburb is on the western side of M1 highway providing easy access from the suburb to the Sandton CBD, as well as to Johannesburg.

Furthermore, because it is in close proximity to Universities (namely Wits and UJ) the area is considered ideal for the development of affordable Student Accomodation.

Property use: Vacant Land

Erf Description	Ownership	Extent	Zoning
Erf 39 Vrededorp	City of Johannesburg	248 m ²	Residential 1
Erf 51 Vrededorp	City of Johannesburg	248 m ²	Residential 1
Erf 54 Vrededorp	City of Johannesburg	248 m ²	Residential 1

Site **18**

ERVEN 97, 98, 113 and 114 VREDEDORP

(RFP 39/2018)

LOCALITY

Third Street

TOTAL SIZE
EXTENT

992 m²

DEVELOPMENT
INTENT

Mixed Use
Development with
special emphasis on
mixed rental residential



• Erven 97, 98, 113 and 114
VREDEDORP

Erven 97, 98, 113 and 114
Vrededorp

Erf Description	Ownership	Extent	Zoning
Erf 97 Vrededorp	City of Johannesburg	249 m ²	Proposed new roads and widenings
Erf 98 Vrededorp	City of Johannesburg	248 m ²	Proposed new roads and widenings
Erf 113 Vrededorp	City of Johannesburg	248 m ²	Proposed new roads and widenings
Erf 114 Vrededorp	City of Johannesburg	248 m ²	Proposed new roads and widenings



Overview

The site comprises of two structures, mainly residential houses and small flats. It is situated next to a church along Fourth and Fifth Streets in Vrededorp. Moreover, at the moment there are no lease agreements in place on the subject property, making it illegally occupied.

Smith and Solomon Road is the main arterial road in this suburb linking the area to Randburg in the north. Easy access to the area may be gained via an established road network. The suburb is on the western side of M1 highway which connects the suburb to Sandton CBD as well as to Johannesburg.

Property use: Residentiall



Erven 97, 98, 113 and 114
Vrededorp



Site **19**

ERVEN 132 and 148 VREDEDORP

(RFP 40/2018)

LOCALITY

Third Street

TOTAL SIZE
EXTENT

496 m²

DEVELOPMENT
INTENT

Mixed Use
Development with
special emphasis on
mixed rental residential





- Erven 132 And 148
VREDEDORP

Overview

Erf 132 and 148 Vrededorp are vacant stands situated along Fifth and Sixth Streets in Vrededorp. Erf 132 is zoned for proposed new roads and widenings, therefore, there may be a need to re-zone the property.

The area is characterized by mainly three bedroom residential properties and a few businesses. Easy access to the area may be gained via an established road network. The suburb is on the western side of M1 highway which provides the suburb with easy access to the Sandton CBD as well as to Johannesburg.

Property use: Vacant Land

Erf Description	Ownership	Extent	Zoning
Erf 132 Vrededorp	City of Johannesburg	248 m²	Proposed new roads and widenings
Erf 148 Vrededorp	City of Johannesburg	248 m²	Residential 1



ERVEN 351 and 366 VREDEDORP

(RFP 41/2018)

LOCALITY

Corner De La Rey &
Fourth Street

TOTAL SIZE EXTENT

496 m²

DEVELOPMENT INTENT

Mixed Use
Development with
special emphasis on
mixed rental residential





- ERVEN 351 And 366
VREDEDORP

Overview

The area is characterized by mainly three bedroom residential houses. Moreover, because it is in close proximity to Universities (namely Wits and UJ) the area is also considered ideal for the development of affordable Student Accomodation.

The sites are vacant stands measuring a total size extent of 496 m². The subject property is situated along Third and Fourth Streets in Vrededorp.

Property use: Vacant Land

Erf Description	Ownership	Extent	Zoning
Erf 351 Vrededorp	City of Johannesburg	248 m ²	Business 1
Erf 366 Vrededorp	City of Johannesburg	248 m ²	Residential 1



ERVEN 381, 396 - 399 and 401 VREDEDORP

(RFP 42/2018)

LOCALITY

Fifth Street

TOTAL SIZE EXTENT

1488 m²

DEVELOPMENT INTENT

Mixed Use
Development with
special emphasis on
mixed rental residential





- Erven 381, 396-399 and 401
VREDEDORP

Erven 381, 396 – 399 and 401
Vrededorp

Overview

The site comprises of six vacant stands at the corner of Fifth and Delarey Streets in Vrededorp.

Adjacent to the sites are some small businesses which cater for the immediate areas. The sites are well located at the corner of a main road making it easy to access public transport.

The Developer may need to embark on a Park Closure by submitting an application to alienate.

Erf 400 which is positioned in between the subject properties, is owned by the Gauteng Provincial Housing Development Board, (GPHDB) therefore , the prospective Developer may have to liase directly with the Board, regarding any potential prospects of acquiring the stand.

Property use: Vacant Land

Erf Description	Ownership	Extent	Zoning
Erf 381 Vrededorp	City of Johannesburg	248 m ²	Residential 1
Erf 396 Vrededorp	City of Johannesburg	248 m ²	Public Open Space
Erf 397 Vrededorp	City of Johannesburg	248 m ²	Public Open Space
Erf 398 Vrededorp	City of Johannesburg	248 m ²	Public Open Space
Erf 399 Vrededorp	City of Johannesburg	248 m ²	Public Open Space
Erf 401	City of Johannesburg	248 m ²	Public Open Space



ERVEN 225 and 226 VREDEDORP

(RFP 43/2018)

LOCALITY

Eight Street

TOTAL SIZE EXTENT

496 m²

DEVELOPMENT INTENT

Mixed Use
Development with
special emphasis on
affordable Student
Accommodation





• Erven 225 and 226
VREDEDORP

Overview

Erf 225 and 226 Vrededorp are two vacant stands measuring 496m² in total.

They are situated on the corner Eighth and Klause Streets and the neighbouring area is characterised mainly by residential houses.

Both properties are ideal for the development of affordable Student Accommodation. Therefore the prospective Developers may need to re-zone the properties beforehand.

Property use: Vacant Land

Erf Description	Ownership	Extent	Zoning
Erf 225 Vrededorp	City of Johannesburg	248 m ²	Proposed new roads and widenings
Erf 226 Vrededorp	City of Johannesburg	248 m ²	Proposed new roads and widenings



Erven 225 and 226 Vrededorp

ERVEN 235 – 240 VREDEDORP

(RFP 44/2018)

LOCALITY

Eight Street

TOTAL SIZE EXTENT

1488 m²

DEVELOPMENT INTENT

Mixed Use
Development with
special emphasis
affordable Student
Accommodation





• Erven 235 - 240
VREDEDORP



Overview

The site consists of six vacant stands situated along Eight Street in Vrededorp.

Eighth Street is the main road leading to Solomon Street, which is the main arterial connecting into M1 neighbouring areas. The site area is surrounded mainly by residential houses and is ideal for the development of affordable Student Accomodation

Property use: Vacant

Erf Description	Ownership	Extent	Zoning
Erf 235 Vrededorp	City of Johannesburg	248 m²	Proposed new roads and widenings
Erf 236 Vrededorp	City of Johannesburg	248 m²	Proposed new roads and widenings
Erf 237 Vrededorp	City of Johannesburg	248 m²	Proposed new roads and widenings
Erf 238 Vrededorp	City of Johannesburg	248 m²	Proposed new roads and widenings
Erf 239 Vrededorp	City of Johannesburg	248 m²	Proposed new roads and widenings
Erf 240 Vrededorp	City of Johannesburg	248 m²	Proposed new roads and widenings



ERVEN 490 and 492 VREDEDORP

(RFP 45/2018)

LOCALITY

Eighth Street

TOTAL SIZE EXTENT

496 m²

DEVELOPMENT INTENT

Mixed Use
Development with
special emphasis on
affordable Student
Accommodation





- Erven 490 AND 492 VREDEDORP

Overview

Erven 490 and 492 Vrededorp are two vacant stands measuring 248 m² each. The stands are situated along Eight street in a residential area. Along the street are also some low rise residential flats.

Vrededorp is a suburb on the western side of M1 highway which connects the suburb to Sandton CBD as well as to Johannesburg.

Property use: Vacant Land

Erf Description	Ownership	Extent	Zoning
Erf 490 Vrededorp	City of Johannesburg	248 m ²	Proposed new roads and widenings
Erf 492 Vrededorp	City of Johannesburg	248 m ²	Proposed new roads and widenings



ERF 495 - 501 and 516 VREDEDORP

(RFP 46/2018)



LOCALITY

Eighth Street

TOTAL SIZE
EXTENT

1984 m²

DEVELOPMENT
INTENT

Mixed Use
Development with
special emphasis on
affordable Student
Accommodation



- Erven 492-501 AND 516
VREDEDORP

Overview

Erven 495 and 496 Vrededorp are fenced and used as scrapyards. Six of the stands are vacant land.

The eight stands measure 1984m² in total. They are situated at Eighth and Solomon Roads which is the main arterial road linking the area to Randburg and Braamfontein linking the network to neighbouring suburbs through Enoch Sotonga Road. The site is well located with access to public transport such as taxis, Rea Vaya and Metro Bus areas.

Property use: Vacant Land

Erf Description	Ownership	Extent	Zoning
Erf 495 Vrededorp	City of Johannesburg	248 m ²	Proposed new roads and widenings
Erf 496 Vrededorp	City of Johannesburg	248 m ²	Proposed new roads and widenings
Erf 497 Vrededorp	City of Johannesburg	248 m ²	Proposed new roads and widenings
Erf 498 Vrededorp	City of Johannesburg	248 m ²	Proposed new roads and widenings
Erf 499 Vrededorp	City of Johannesburg	248 m ²	Proposed new roads and widenings
Erf 500 Vrededorp	City of Johannesburg	248 m ²	Proposed new roads and widenings
Erf 501 Vrededorp	City of Johannesburg	248m ²	Proposed new roads and widenings
Erf 516 Vrededorp	City of Johannesburg	248 m ²	Proposed new roads and widenings





Erven 495 - 501 and 516
Vrededorp



Joburg



PHASE 1 SITES FOR RE-ADVERTISEMENT

THE OPPORTUNITY

During the first phase of the Inner City Rejuvenation Project A total of 13 properties were identified and submitted for tender for mixed income residential development. The City of Johannesburg Municipality has made a decision to re-advertise 10 of the phase 1 properties.

The ten (10) properties are listed below:

	RFP NUMBER	PROPERTY DESCRIPTION	DEVELOPMENT INTENT
1	RFP 47/2018	Request for proposals for the long term lease and development of Erven 3545, 3546, 3547, 3548, 3549, 3550 and 3551 Johannesburg	Mixed Use Development with special emphasis on mixed rental residential
2	RFP 48/2018	Request for proposals for the long term lease and Development of RE of Portion 260 of the Farm Doornfontein 92 IR	Mixed Use Development with special emphasis on mixed rental residential
3	RFP 49/2018	Request for proposals for the long term lease and development of Portion 1 and 2 of Erf 89 Fairview and Erf 87 Fairview	Mixed Use Development with special emphasis on mixed rental residential
4	RFP 50/2018	Request for proposals for the long term lease and development of Erven 76,79 and 80 Wolhuter	Mixed Use Development with special emphasis on mixed rental residential
5	RFP 51/2018	Request for proposals for the long term lease and development of Erven 105,106,109,110,111 and 112 Fairview	Mixed Use Development with special emphasis on mixed rental residential

THE OPPORTUNITY

The ten (10) properties are listed below (continued...)

	RFP NUMBER	PROPERTY DESCRIPTION	DEVELOPMENT INTENT
6	RFP 52/2018	Request for proposals for the long term lease and development of Erven 149,153,155,157,158 and 159 Fairview	Mixed Use Development with special emphasis on mixed rental residential
7	RFP 53/2018	Request for proposals for the long term lease and development of Erven 139,140,142,144 and 147 Fairview	Mixed Use Development with special emphasis on mixed rental residential
8	RFP 54/2018	Request for proposals for the long term lease and development of Erven 43,44,91 and 92 Yeoville	Mixed Use Development with special emphasis on mixed rental residential
9	RFP 55/2018	Request for proposals for the long term lease and development of Erf 383 Yeoville	Mixed Use Development with special emphasis on mixed rental residential
10	RFP 56/2018	Request for proposals for the long term lease and development of Erf 658 Yeoville	Mixed Use Development with special emphasis on mixed rental residential

Greater Ellis Park, Doornfontein and New Doornfontein District

Located to the east of the Inner City, the Greater Ellis Park is diverse in terms of the mix of land uses which include:

- A manufacturing hub (predominant uses are warehousing and light industry, with few amenities);
- An educational precinct,
- A sports mecca precinct (the core of the Greater Ellis Park Precinct),
- A mixed-use precinct (mainly manufacturing light engineering and warehousing with some office and scattered retail use).

The District is being promoted as the City's Sports Mecca providing a secure, safe, vibrant and sustainable world-class competitive facility and leading destination of choice for sports and recreation. It is well-managed and highly integrated in the daily lives of the people of the Inner City, provides diverse opportunities to live, play, relax, work, shop, visit, and be educated and entertained.

Applicable Precinct Plan(s):

Greater Ellis Park Feasibility Study: Urban Design Framework 2004

Greater Ellis Park Development: Urban Design/preliminary Precinct Plans Business Plan Stage 2004

Greater Ellis Park Education Draft Precinct Plan 2005

Greater Ellis Park Sports Precinct Draft Precinct Plan 2005

Greater Ellis Park Betrams Derby Road Draft Precinct Plan 2005

Greater Ellis Park Development Feasibility Study 2005

Greater Ellis Park Betrams Community Cluster Draft precinct Plan 2005

City Improvement District:

New Doornfontein CID

Ellis Park Voluntary CID



Site **01**

ERVEN 3545, 3546, 3547, 3548, 3549, 3550 and 3551 JOHANNESBURG

(RFP 47/2018)

LOCALITY

Corner Esselen &
Banket Street

TOTAL SIZE EXTENT

2477.33 m²

DEVELOPMENT INTENT

Mixed Use
Development with
special emphasis on
mixed rental residential



Overview

The property is secured with a palisade fence and is currently being used for parking. The property is situated on the Corner of Esselen and Banket streets.

The area is known for having a busy commercial and high-density residential node with various social amenities and public transport in close proximity.

Property Use: Parking Facility

Erf Description	Ownership	Title Deed	Building Restrictions	Extent	Zoning
Erf 3545 Johannesburg	City of Johannesburg	No restrictive Conditions		247.81 m ²	Business 1
Erf 3546 Johannesburg	City of Johannesburg	No restrictive Conditions		247.93 m ²	Business 1
Erf 3547 Johannesburg	City of Johannesburg	No restrictive Conditions		495.50 m ²	Business 1
Erf 3548 Johannesburg	City of Johannesburg	No restrictive Conditions		495.31 m ²	Business 1
Erf 3549 Johannesburg	City of Johannesburg	No restrictive Conditions		494.82 m ²	Business 1
Erf 3550 Johannesburg	City of Johannesburg	No restrictive Conditions		248.03 m ²	Business 1
Erf 3551 Johannesburg	City of Johannesburg	No restrictive Conditions		247.93 m ²	Business 1



The zoning of the property permits the development of dwelling units.

Improvements

The property is secured with a palisade fence and is currently being used as an informal taxi holding. It is partly paved with building rubble on the side of Banket Street.



Site **02**

RE/260 DOORNFONTEIN 92-IR

(RFP 48/2018)

LOCALITY

Albertina Sisulu & Staib Street

TOTAL SIZE EXTENT

984 m²

DEVELOPMENT INTENT

Mixed Use
Development with
special emphasis on
mixed rental residential



Overview

The subject property is situated on 2a Staib street New Doornfontein. New Doornfontein is located on the southern perimeter of the Inner City. The property which is a swathe of industrial land, warehousing and storage space, and the remnants of the city’s historic manufacturing hub (while industrial activity) may have changed substantially in the City, the built form of these industrial areas continues to attract light industrial and warehousing functions.

This industrial space is contiguous to a band of partially used mining land – some of which may or may not be reclaimed in the near future. The east west mining and industrial belt separates the inner city from the less dense residential areas in the south. Historically the CBD and the industrial belt immediately adjacent to it, was served by a number of residential suburbs housing various level of the labour force.

Property Use: Furniture Storage



Erf Description	Ownership	Title Deed	Building Restrictions	Extent	Zoning
Re of the Portion 260 of the Farm New Doornfontein 92 IR	City of Johannesburg		Dwelling Units and Residential Buildings may only be erected in accordance with the provisions relating to height, coverage and floor area ratio applicable to the erf/site concerned	3310 m ²	Zoning permits for any use.

Improvements

- ❖ A two a storey office building measuring $\pm 150 \text{ m}^2$
- ❖ A single storey office building measuring $\pm 288 \text{ m}^2$
- ❖ A Warehouse Measuring $\pm 600 \text{ m}^2$
- ❖ A Storage building measuring $\pm 200 \text{ m}^2$
- ❖ A storage building measuring $\pm 126 \text{ m}^2$
- ❖ A workshop measuring $\pm 325 \text{ m}^2$
- ❖ Ablution facilities measuring $\pm 35 \text{ m}^2$
- ❖ 6x Covered Carports
- ❖ NB: all the improvements are in poor condition.



Site **03**

PORTION 1 & 2 of ERF 89; ERF 87 FAIRVIEW

(RFP 49/2018)

LOCALITY

Commissioner Street

TOTAL SIZE EXTENT

991.09 m²

DEVELOPMENT INTENT

Mixed Use
Development with
special emphasis on
mixed rental residential



Overview

The property is commonly known as Van der Stel building and it is located along Commissioner Street, on the edge of the Johannesburg CBD. The building is illegally occupied and in a dilapidated state. Furthermore it is also within close proximity to an old Sub-Station structure.

The Fairview area is part of the eastern gateway into the CBD and the area has been identified for high density mixed use development. The surrounding land use is predominantly commercial (light industrial) and residential and opportunity exist for a mixed-use development. The property is owned by COJ and was allocated to a consortium of developers. This development option will now be terminated due to non-performance.

Property use: Block of Flats



Erf Description	Ownership	Title Deed	Building Restrictions	Extent	Zoning
Portion 1 of Erf 89 Fairview	City of Johannesburg	No restrictive Conditions	No consolidation of properties in different use zones shall be permitted unless appropriately rezoned	47.50 m ²	Proposed New Roads and Widening's
Portion 2 of Erf 89 Fairview	City of Johannesburg	No restrictive Conditions		423.26 m ²	Residential 4
Erf 87 Fairview	City of Johannesburg	No restrictive Conditions		520.33 m ²	Proposed New Roads and Widening's



PORTION 1 & 2 of ERF 89; ERF
87 FAIRVIEW

ERVEN 76, 79, 80 WOLHUTER

(RFP 50/2018)

LOCALITY

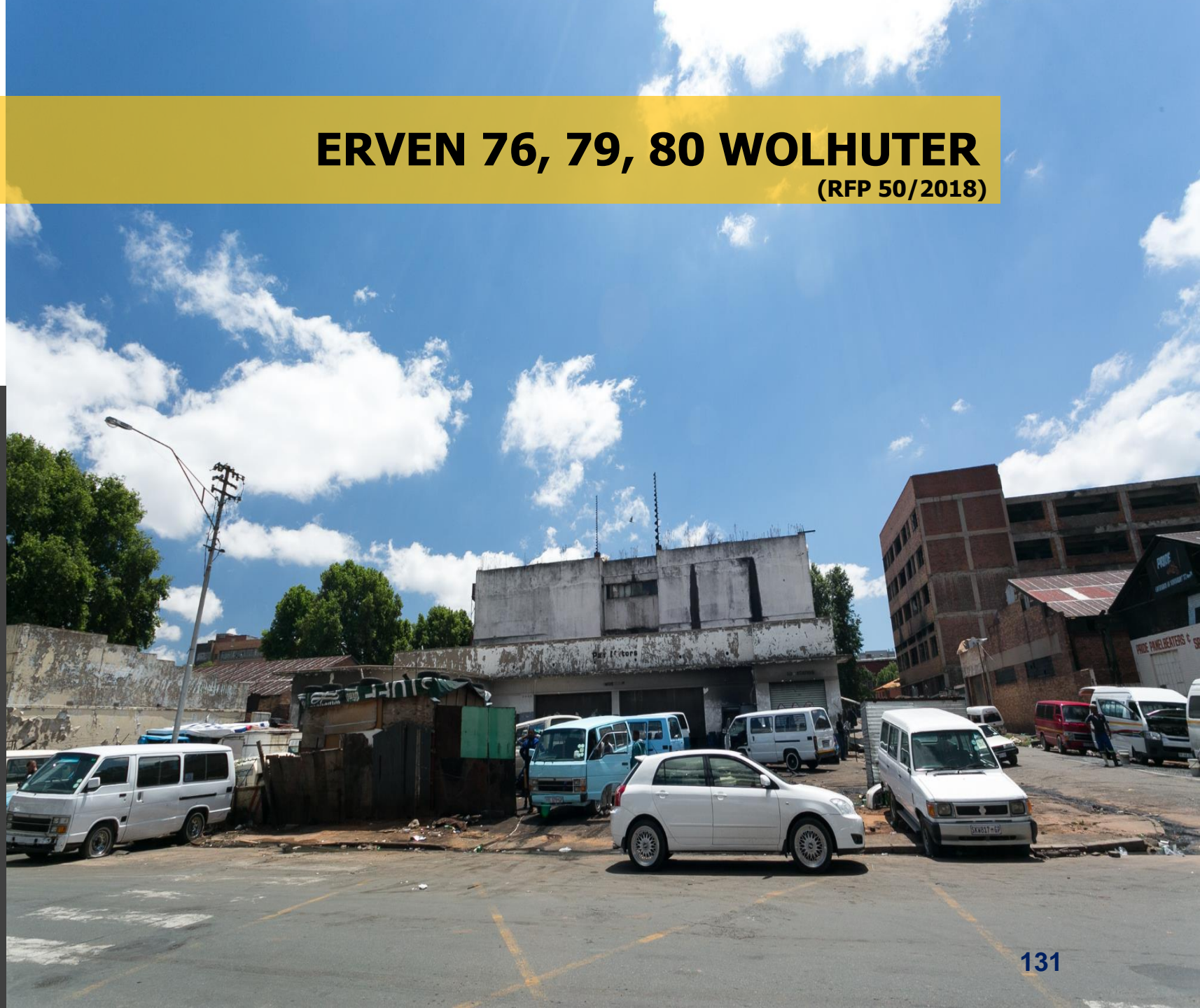
Corner Wolhuter &
Ford Street

TOTAL SIZE EXTENT

991 m²

DEVELOPMENT INTENT

Mixed Use
Development with
special emphasis on
mixed rental residential

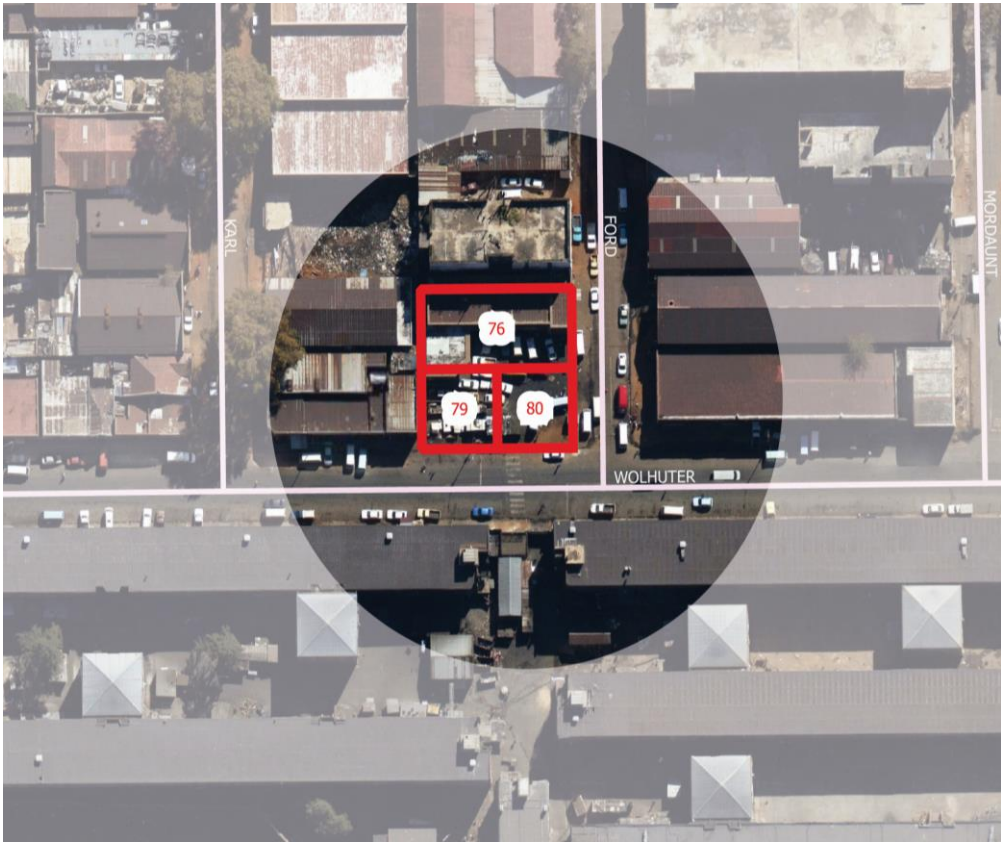


Overview

The subject properties are situated at the corner of Ford and Wolhuter Streets, approximately 2km south east of the Johannesburg CBD. Wolhuter is an old established suburb that comprises a mixture of medium and large sized industrial buildings.

Some of the buildings in the area are fairly modern. There is one existing structure on Erf 76 with the other two stands vacant and currently used by taxis as illegal parking. The surrounding land use is predominantly commercial (light industrial) and residential.

Property use: Workshop and Scrapyard



ERVEN 76,79,80 WOLHUTER

Erf Description	Ownership	Title Deed	Building Restrictions	Extent	Zoning
Erf 76 Wolhuter	City of Johannesburg	Erf 79 is subject to a sanitary passage to afford access in favour of Erven 75 and 76	Application for consent use required, or rezoning Dwelling Units and Residential Buildings may only be erected in accordance with the provisions relating to height, coverage and floor area ratio applicable to the erf/site concerned	495.50 m²	Industrial 1
Erf 79 Wolhuter	City of Johannesburg			247.75 m²	Industrial 1
Erf 80 Wolhuter	City of Johannesburg			247.75 m²	Industrial 1

Improvements

The improvements consists of a plastered painted workshop building measuring 390m². Windows are broken and the exterior of the building requires painting. The site has been used as a scrapyard and for panel beating.



Site **05**

ERVEN 105, 106, 109, 110, 111, 112 FAIRVIEW

(RFP 51/2018)

LOCALITY

Karl Street & Fox Street

TOTAL SIZE EXTENT

1240.29 m²

DEVELOPMENT INTENT

Mixed Use
Development with
special emphasis on
mixed rental residential



Overview

The six land parcels are located along Fox Street in Fairview, at the edge of the Johannesburg CBD. Five of the land parcels are vacant and one consists of a dilapidated single family unit.

The Fairview area is part of the eastern gateway into the CBD and the area have been identified for high density mixed use development. The surrounding land use is predominantly commercial (light industrial) and residential.

Erf Description	Ownership	Title Deed	Building Restrictions	Extent	Zoning
Erf 105 Fairview	City of Johannesburg	No restrictive conditions	No consolidation of properties in different use zones shall be permitted unless appropriately rezoned	247.68 m ²	Proposed New Roads and Widenings
Erf 106 Fairview	City of Johannesburg	No restrictive conditions		188.06 m ²	Residential 4
Erf 109 Fairview	City of Johannesburg	No restrictive conditions		247.74 m ²	Residential 4
Erf 110 Fairview	City of Johannesburg	No restrictive conditions		247.72 m ²	Residential 4
Erf 111 Fairview	City of Johannesburg	No restrictive conditions		111.66 m ²	Residential 4
Erf 112 Fairview	City of Johannesburg	No restrictive conditions		197.43 m ²	Residential 4



ERVEN 105, 106, 109, 110,
111, 112 FAIRVIEW

Site **06**

ERVEN 149, 153, 155, 157, 158, 159 FAIRVIEW (RFP 52/2018)

LOCALITY

Corner Crown & Fox
Street

TOTAL SIZE EXTENT

1981.96 m²

DEVELOPMENT INTENT

Mixed Use
Development with
special emphasis on
mixed rental residential



Overview

The six land parcels are located along Fox Street in Fairview, at the edge of the Johannesburg CBD. All the stands are vacant.

The Fairview area is part of the eastern gateway into the CBD and the area have been identified for high density mixed use development. The surrounding land use is predominantly commercial (light industrial).

Property use: Vacant Land



ERVEN 149, 153, 155, 157, 158,
159 FAIRVIEW

Erf Description	Ownership	Title Deed	Building Restrictions	Extent	Zoning
Erf 149 Fairview	City of Johannesburg	No restrictive conditions	No consolidation of properties in different use zones shall be permitted unless appropriately rezoned	247.73 m²	Business 2
Erf 153 Fairview	City of Johannesburg	No restrictive conditions		495.49 m²	Business 2
Erf 155 Fairview	City of Johannesburg	No restrictive conditions		495.49 m²	Business 2
Erf 157 Fairview	City of Johannesburg	No restrictive conditions	Dwelling Units and Residential Buildings may only be erected in accordance with the provisions relating to height, coverage and floor	247.75 m²	Business 2
Erf 158 Fairview	City of Johannesburg	No restrictive conditions		247.75 m²	Business 2
Erf 159 Fairview	City of Johannesburg	No restrictive conditions		247.75 m²	Parking



ERVEN 149, 153, 155, 157, 158,
 159 FAIRVIEW

Site **07**

ERVEN 139, 140, 142, 144, 147 FAIRVIEW

(RFP 53/2018)

LOCALITY

Browning, Main and
Corrie Street

TOTAL SIZE EXTENT

1734.07 m²

DEVELOPMENT INTENT

Mixed Use
Development with
special emphasis on
mixed rental residential



Overview

The five land parcels are located along Main Street in Fairview, at the edge of the Johannesburg CBD. Four of the stands are vacant and one consists of a dilapidated single family unit at the corner of Main and Browning Street.

The Fairview area is part of the eastern gateway into the CBD and the area have been identified for high density mixed use development. The surrounding land use is predominantly commercial (light industrial).

Property use: Vacant Land and Residential Unit

Erf Description	Ownership	Title Deed	Building Restrictions	Extent	Zoning
Erf 139 Fairview	City of Johannesburg	No restrictive Conditions	No consolidati on of properties in different use zones shall be permitted unless appropriate ly rezoned	247.73 m ²	Parking
Erf 140 Fairview	City of Johannesburg	No restrictive conditions		247.73 m ²	Parking
Erf 142 Fairview	City of Johannesburg	No restrictive conditions		495.47 m ²	Parking
Erf 144 Fairview	City of Johannesburg	No restrictive conditions		495.40 m ²	Parking
Erf 147 Fairview	City of Johannesburg	No restrictive conditions		247.74 m ²	Parking





Site **08**

ERVEN 43, 44, 91, 92 YEOVILLE (RFP 54/2018)

LOCALITY

Joe Slovo & Hendon Street

TOTAL SIZE EXTENT

1989.98 m²

DEVELOPMENT INTENT

Mixed Use
Development with
special emphasis on
affordable Student
Accommodation



Overview

The subject property is located om the corner of Harley Street and Joe Slovo Avenue within the predominantly high rise residential apartment area of Yeoville.

The area is bordered by Berea, Doorfontein, Highlands, Houghton Estate and Belle-Vue. Joe Slovo Ave provides access to the M1 to the north and M2 to the south which are major highways with several other access routes available emanating from the subject property’s location.

Multi storey and use properties surround the subject, ranging from government, education institutions, public parking, street front retail and financial institutions within the Johannesburg CBD located about 2 km south west.

This is a Prime property. There is a demand for Student Accommodation in the area, therefore the Developer may place special emphasis on meeting the aforementioned demand.

Property use: Car Wash and Parking Facility



ERVEN 43, 44, 91, 92
YEOVILLE

Erf Description	Ownership	Title Deed	Building Restrictions	Extent	Zoning
Erf 43 Yeoville	City of Johannesburg	No place of business of any description shall be erected or opened, and not more than one house with the necessary outbuildings, and accessories thereto may be built thereon, unless the consent in writing of the township owner has first been had and obtained		495.49 m²	Residential 4
Erf 44 Yeoville	City of Johannesburg			495.49 m²	Residential 4
Erf 91 Yeoville	City of Johannesburg			495.50 m²	Residential 4
Erf 92 Yeoville	City of Johannesburg			495.50 m²	Residential 4

Improvements

The subject property comprises of a carwash/parking facility with a small outbuilding constructed under an IBR carport structure. Site perimeter was secured by mainly diamond mesh fencing with a manual gate providing site ingress and egress along Harley Street.

The site is partly paved with stock cement pavers and the remainder was comprised of un-kept grounds. The site is rectangular with a southward moderate gradient.



Site **09**

LOCALITY

South Street

TOTAL SIZE
EXTENT

991 m²

DEVELOPMENT
INTENT

Mixed Use
Development with
special emphasis on
mixed rental residential

ERF 383 YEOVILLE
(RFP 55/2018)



Overview

The property is vacant stand located on 17 South Street in Yeoville, surrounded by residential developments.

The broader area of Yeoville is characterised by a large percentage of block of flats and secondary commercial properties. Neighbouring nodes with a similar geographic appeal as Yeoville, include Berea, Hilbrow and Bellevue. These areas are known for high levels of population, unemployment, poverty and crime.

The area started attracting a cosmopolitan and politically progressive feel in the 1980's but could not cope with the rapid population growth. This together with lack of investment led to the demise of infrastructure and the decay of major buildings.

The area has good access via established roads such as Joe Slovo Drive. Public transport including taxi's and Rea Vaya buses are in close proximity.

Property use: Vacant Land



Erf 383 YEOVILLE

Erf Description	Ownership	Title Deed	Building Restrictions	Extent	Zoning
Erf 383 Yeoville	City of Johannesburg			991.01 m²	Residential 4



Erf 383 YEOVILLE

LOCALITY

Corner Raleigh &
Bedford Street

**TOTAL SIZE
EXTENT**

495.50 m²

**DEVELOPMENT
INTENT**

Mixed Use
Development with
special emphasis on
mixed rental residential

ERF 658 YEOVILLE
(RFP 56/2018)



Overview

The property is located at the corner of Raleigh and Bedford Street in the suburb of Yeoville.

The broader area is characterised by a large percentage of block of flats and secondary commercial properties. Neighbouring nodes with a similar geographic appeal as Yeoville, include Berea, Hilbrow and Bellevue. These areas are known for high levels of population, unemployment, poverty and crime.

The area started attracting a cosmopolitan and politically progressive feel in the 1980's but could not cope with the rapid population growth. This together with lack of investment led to a demise in infrastructure and decay of major buildings.

The area has good access via established roads such as Joe Slovo Drive. Public transport including taxi's and Rea Vaya buses are close at hand.

The subject property is a block away from the Yeoville Market and retail area. Moreover, potential developers would be encouraged to keep the street edge active, as this can create the potential for further growth.

Property use: Previous a post office currently invaded for purposes of shelter



Erf Description	Ownership	Title Deed	Building Restrictions	Extent	Zoning
Erf 658 Yeoville	City of Johannesburg			495.50 m²	Residential 4

Improvements

The property has a single storey building structure. It is paved and secured with steel palisade fencing and gate



Specifications for use and development of the Property

(Vision for the Property)

1. The property shall be developed into mixed income residential development with a minimum of 20% of the development targeted for low income earners with a maximum of R900 per room per month excluding municipal services.
2. The development must align with the CoJ urban regeneration strategies and the surrounding urban form.
3. The development must also deliver social and utility that will support the residents of the building.
4. The development to cater for people with disabilities.
5. The development should also aim to include sustainable features that contribute to environmentally sustainability such as increased energy, water efficiency and recycling and etc.

Property Tenure

The Property shall be made available by means of a long-term lease agreement with an option to purchase upon completion of the development in accordance with JPC's standard agreement.

The following terms of contract are non-negotiable:

The Development and Lease period shall be for 50(fifty) years . Upon expiry or termination of the Development and Lease agreement, possession of the property will revert back to the City of Johannesburg without any compensation.

On signature of the agreement the preferred bidder shall pay to JPC a non-refundable JPC Fee equal in value to 1.5% (one and half percent) of the total proposed development cost (excluding the land value), for facilitating the project and/or transaction up to the stage of signature of the agreement;



Occupancy Audit

The CoJ will be responsible to undertake the detailed audit/profiling of the occupants of the building prior to handover of the building to the successful bidder.

Once the CoJ the audit and profiling of the occupants, the successful bidder will be responsible of managing the building and ensuring that the number of occupants is fixed if not reduced.

The profiling will be done with the successful bidder and at the end of the profiling it's the successful bidder's responsibility to ensure that the sign off number is the one to be accommodated in the TAA

Temporary Alternative Accommodation

The CoJ to make the property available for temporary alternative accommodation during the construction.

The successful developer will be responsible for the design, construction and management of the temporary alternative accommodation.

The minimum size of the rooms for the Temporary alternative accommodation should be 9m². Proposed mix is be a mix of 9m², 12m² and 15m².

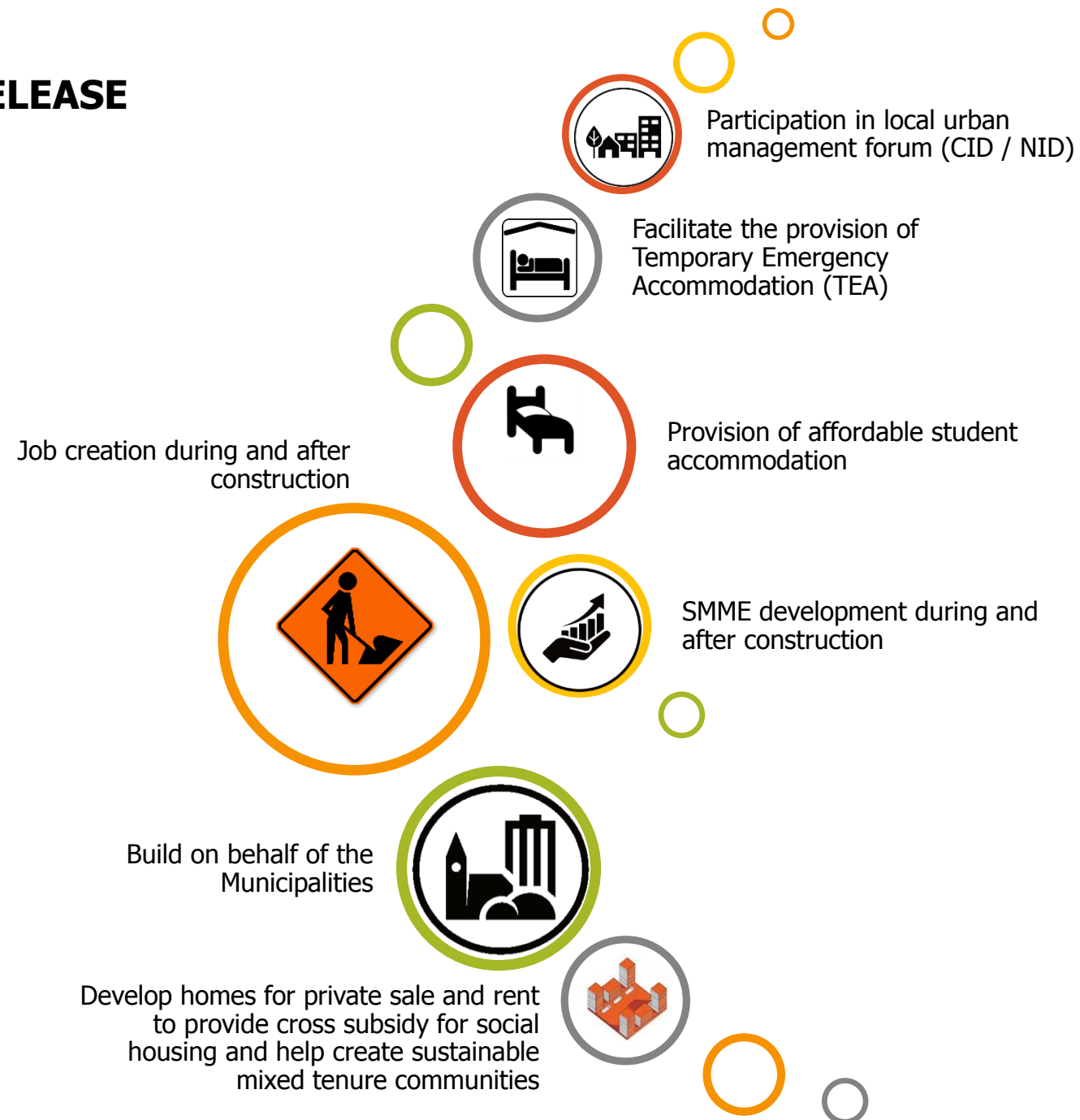
The expected lead time for the construction of the temporary alternative accommodation is eight (8) months from date of signature of the agreement (with tow (2) months for planning and six (6) months for construction and movement of the occupants).

INCENTIVES



1. In addition to UDZ incentives, the CoJ is prepared to consider the following additional incentives:
 - Rates and Taxes holiday
 - Staggered discounted rental
 - Rates incentive for Social Landlords and the Inclusionary Housing Incentive as per the SDF 2040
 - Municipal planning and building fees: waiving of planning and building fees – not yet approved.
2. Bidders are expected to support the goals and objectives of the National Government's Expanded Public Works Program (EPWP). In this regard, the successful proposer will be required to keep the required records and provide regular reports to JPC as required by the EPWP. In addition hereto, bidders are expected to support the relevant enterprise development programmes of the City of Johannesburg.
3. Local Area spending target must be in accordance with the Empowerment Plan MBD 18 (Refer to RFP document).
4. The successful bidder(s) will be responsible for and shall bear all costs related to the development of the property including bulk services.
5. The successful bidder will be responsible for the cancellation or relocation of all servitudes which may be registered over the property.
6. Bidders are required to demonstrate their ability and capacity to deliver and manage the proposed development.
7. The property is made available in accordance with the site information made available in MBD13 (Refer to RFP document).
8. The successful bidder will be responsible to obtain all statutory approvals (Rezoning, Environmental, Water Use Licence, Site Development Plan, Building Plan, etc) which are required for the development of the property.
9. The successful bidder must sort approval from PHRAG prior to development of any building which is protected by the National Heritage Resource Act 1999 (act 25 of 1999).
10. Any changes to the proposal document after submission must be endorsed by both parties
11. The successful bidder to contribute to the management and maintenance of public environment upgrade and amenities.

CONDITIONS FOR RELEASE



Venue: Old Council Chambers,
Ground Floor, CoJ Offices
158 Loveday Street
Braamfontein, Johannesburg

Briefing Session (3)
19 October 2018
(Non Compulsory)

Bid Closing Date
30 November 2018
(Non Compulsory)

TIMELINE



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