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LOCAL AUTHORITY NOTICE
CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY
PUBLIC PARTICIPATION IN RESPECT OF THE PROPOSED ALIENATION BY DEVELOPMENT SALE AND/OR DEVELOPMENT LEASE OF:
ERVEN 2327, 2328, 2471 and 2472 JABULANI EXTENSION 1

INFORMATION STATEMENT

Erven 2327, 2328, 2471 and 2472 Jabulani Extension 1 are located at the corner Bolani and Koma within the Jabulani CBD precinct. The precinct is well serviced by public transport and other infrastructure and has the potential of supporting vibrant high-density mixed use development, focusing on well formed and connected public spaces and transport, with a mix of land uses, including retail, offices, residential and other uses as may be contemplated in the property plan.

PROPERTY DESCRIPTION	ERF 2327 JABULANI	ERF 2328 JABULANI	ERF 2471 JABULANI	ERF 2472 JABULANI
LOCALITY	604 Bolani Road, Jabulani	496 Koma Street, Jabulani	540 Koma Street, Jabulani	Corner Koma Road and Bolani Street , Jabulani
EXTENT	18 010m ²	20 935m ²	4 684m ²	14 119m ²
MUNICIPAL VALUE	R8 270 000.00	R23 900 000.00	R1 780 000.00	R32 200 000.00

The above properties forms part of one of the seven(7) precincts identified by the JPC that could be redeveloped to bring about more efficiencies in the manner in which the City of Johannesburg Metropolitan Municipality (COJ) operates as part of the Office Space Optimisation (OSO) programme. The strategy behind the redevelopment of these precincts is primarily to rationalise and optimise the provision of office accommodation for COJ. It furthermore aims to unlock the potential of these precincts for property development investments by third party developers.

The proposed developments will comprise CoJ offices and existing municipal facilities (including but not limited to the Jabulani Fire Station) in the area, offices for other Government departments and/or private sector ,retail space to complement the existing retail in the area,mixed income residential, vibrant public spaces Sophisticated, contemporary community hubs that feature multiple attractions to encourage our citizens to interact with the City.

The cost for the development of the above mentioned sites will be funded by private sector development partners. The third party developers will be given a development lease and sale agreement . The rental and purchase price for residential portion will be payable to CoJ. At the end of the rental period, the leased portion of the development with all the improvements will revert to the CoJ at no cost (R0.00). This means that after the lease period, CoJ will own debt free assets with net value of more than R850 million that will be key assets in the CoJ's future sustainability.

The proposed redevelopment of the CoJ offices will result in the increase in operational efficiencies for Council departments and Municipal owned entities and will further provide Johannesburg's citizens with a more effective and efficient customer services and reduce the cost of doing business with the City.

During construction more than 10 000 temporary jobs will be created and Small Medium and Micro Enterprises (SMMEs) will be empowered and others will be trained and developed to ensure they are capable and competitive.

Notice is hereby given, in terms of Regulations 6 read with Regulation 5 (3) (a); Regulation 35 read with Regulation 34 (1) (a) of the Municipal Asset Transfer Regulations, published under GN R 878 in Government Gazette 31346 of 22 August 2008.

The Notice, is further published in accordance with the provisions of section 21 of the Local Government: Municipal Systems Act, act no 32 of 2000, as amended, of both the proposal and intention of the City of Johannesburg Metropolitan Municipality to make the aforesaid properties available for development by private sector development partners.

The details of each of the projects and the venues where the information can be inspected at the following sites :

- The City of Joburg Property Company (SOC) Ltd offices at Johannesburg, Braamfontein, 33 Hoofd Street, Braampark, Forum I, B- Block, 3rd Floor (entrance level)
- The City of Johannesburg's Region D offices (Sophie Masite Civic Centre) on Koma Road in Jabulani, Soweto
- On actual site
- The City of Joburg Property Company (SOC) Ltd website www.jhbproperty.co.za



Non-Executive Directors: Simon Motha (Chairperson)
Bettycourt Teffo | Ellen Rakodi | Fulufhelo Ratshikhopha | Londiwe Mthembu
Mxolisi Zondo | Ntombikayise Tini | Sabelo Mtolo | Tshepang Thatelo
Executive Directors: Helen Botes (Chief Executive Officer)
Company Secretary: Gontse Dlamini
City of Joburg Property Company SOC Ltd
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Registration Number: 2000/017147/07



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Anyone, who has a comment or representation in respect of the proposed granting of the rights or on the proposed development of the aforesaid properties, submit their comments in writing with the Chief Executive Officer, City of Joburg Property Company SOC Ltd, before or**2024**.

Any person who cannot write may come to offices of the City of Joburg Property Company where a staff member will assist that person to transcribe that person's comments and representations.

Plans of the project be may be inspected between 09:00 to 15:00 (Monday to Friday) Working days from**2024 to2024**, at the City of Joburg Property Company SOC Ltd Office, Forum I Block A Building, Braampark Office Park, 33 Hoofd Street, Braamfontein, Johannesburg. In addition, information related to the other venues where the plans may be inspected during the same period for each of the projects are available on JPC's website.

Helen Botes
Chief Executive Officer
CITY OF JOBURG PROPERTY COMPANY SOC LTD
P. O. Box 31565
BRAAMFONTEIN



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