

DEVELOPMENT PROPOSAL EXAMPLE
JHB
RE-DEVELOPMENT OF AN EXISTING PROPERTY INTO AN
HOUSING ASSET



INDEX

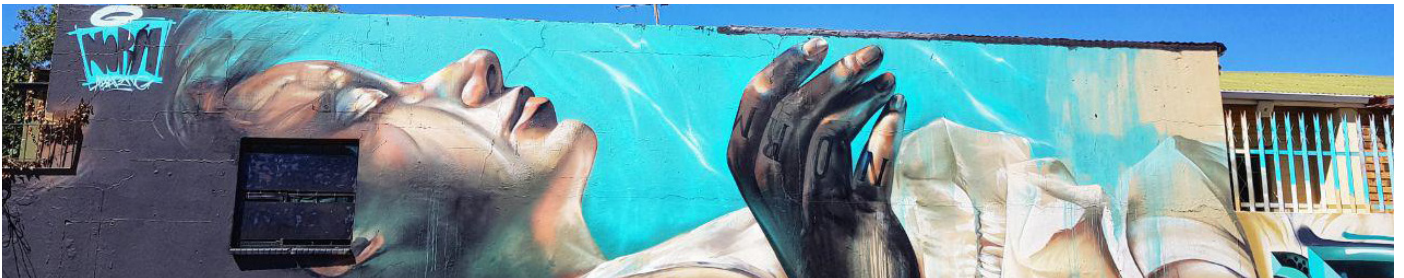
INTRODUCTION	1
MACRO CONTEXT	2
MICRO CONTEXT	3
FEASIBILITY	4
PROFESSIONALS	6
GHANT CHART	6
CONCEPT DESIGN	7
ZONING	9

INTRODUCTION

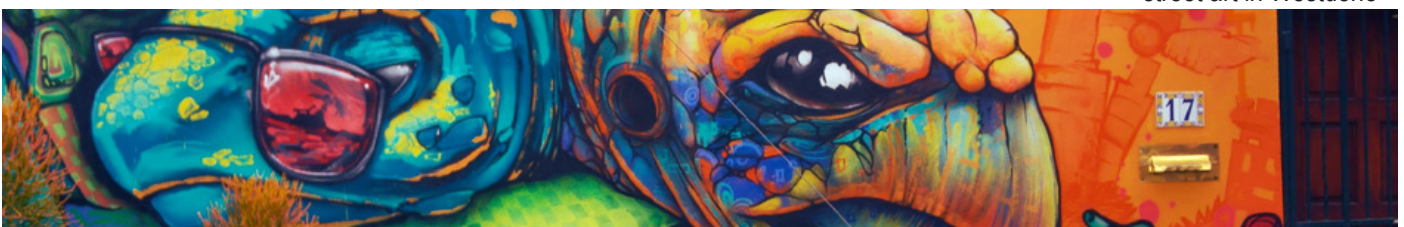
A property is currently for sale in [REDACTED] its 496sqm and has business rights. No re-zoning is required for housing. A single dwelling is currently situated on the property. The owners want to sell due to housing developments going up in the area.

The property is ideal for a small housing development. The location, socio economic context, and zoning is ideal. [REDACTED] become a housing hotspot for developers, with multiple 4 storey developments going up in the area. [REDACTED] ideally located across Kingsway Campus UJ, SABC, Millpark, Helen Joseph etc.

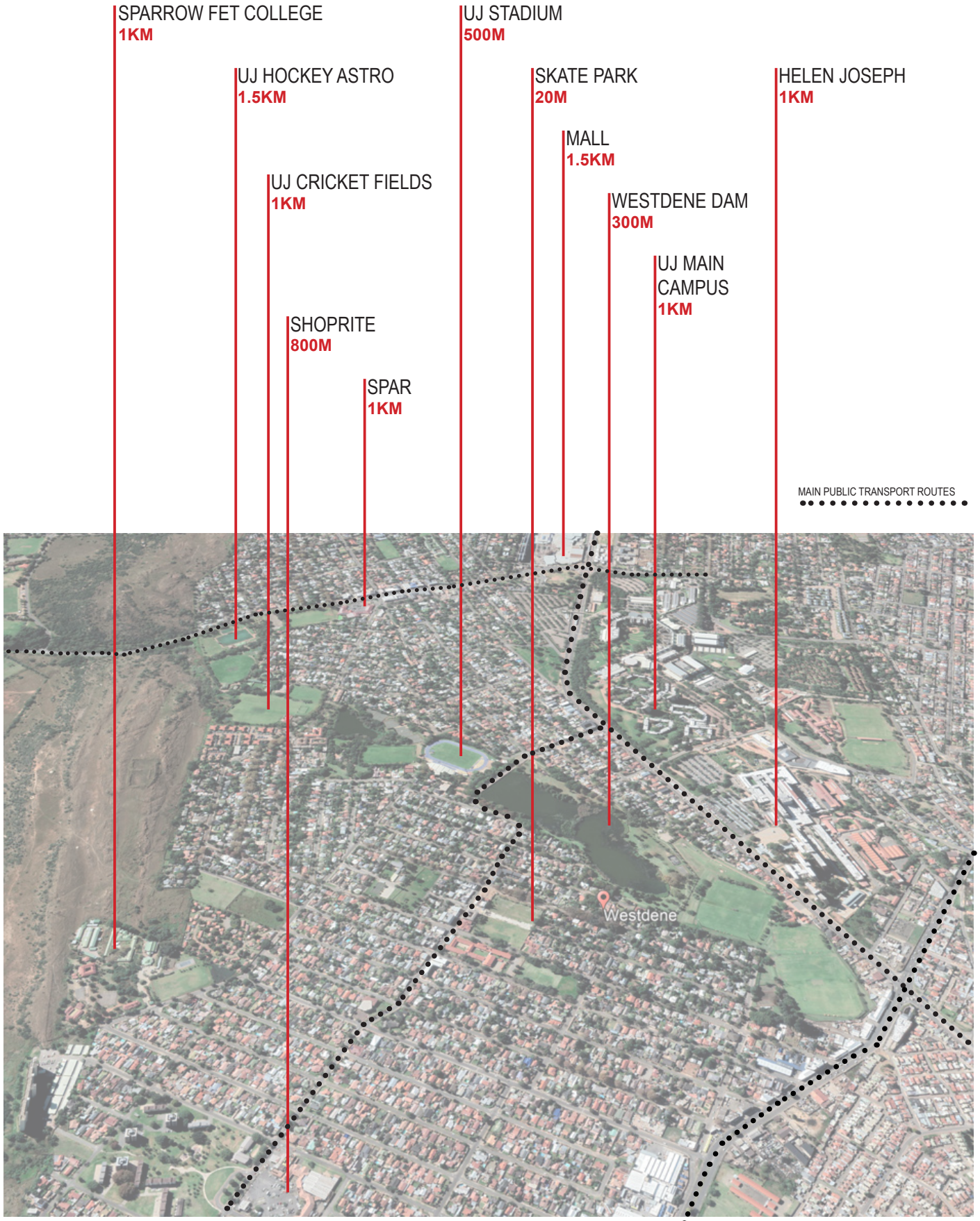
[REDACTED] has a culture of street art, attracting tourists and enthusiasts. [REDACTED] also has multiple public parks.



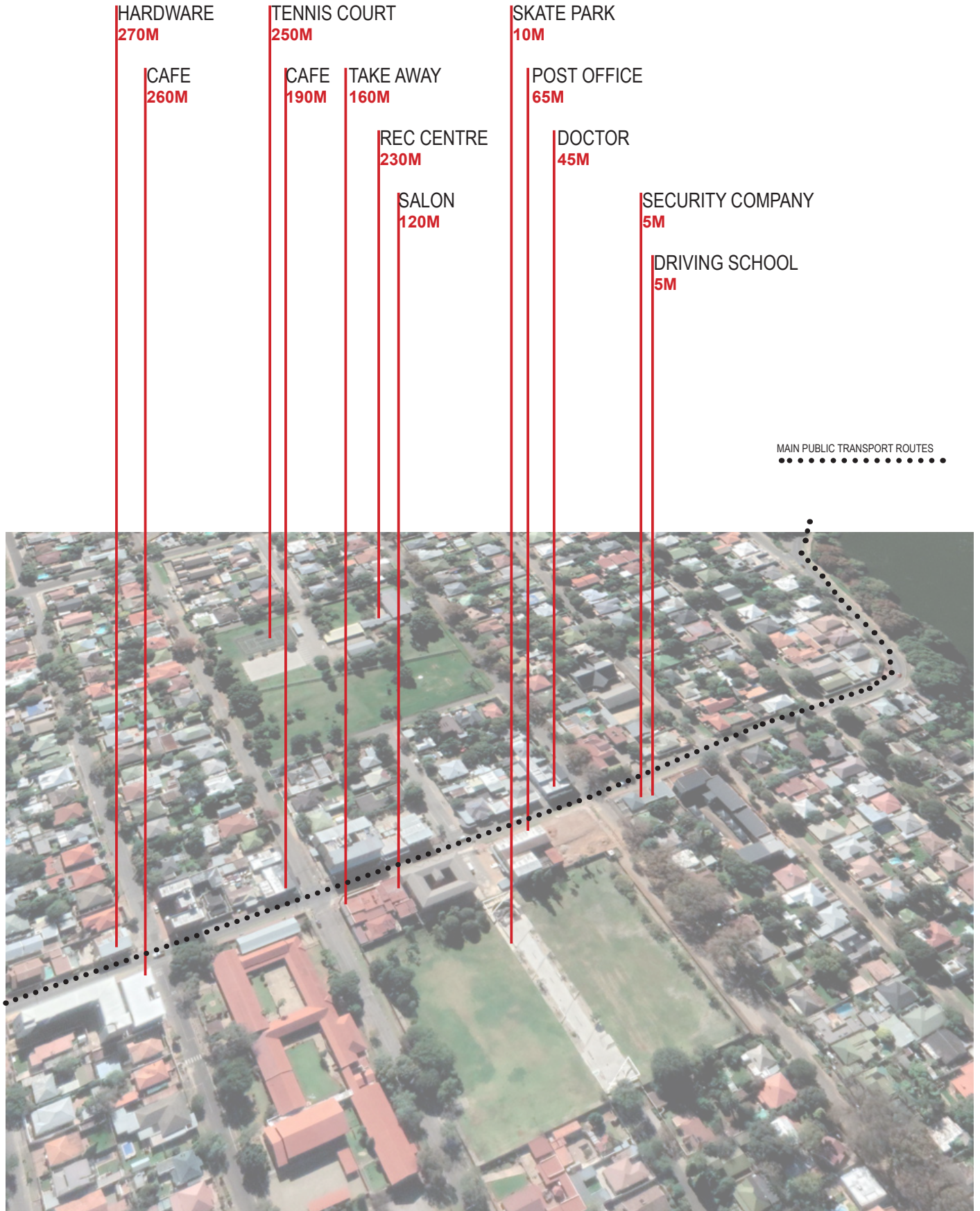
street art in Westdene



MACRO CONTEXT



MICRO CONTEXT



FEASIBILITY

DEVELOPMENT COST

Development costs	
Land Purchase	R800,000.00
Transfer etc	R80,000.00
Consent use	R0.00
demolition ex vat	R80,000.00
Building construction	R5,420,000.00
Contingency ex vat	R550,000.00
Professionals - struc eng. Fire eng. Townplanner	R200,000.00
TOTAL	R7,130,000.00

INCOME AND EXPENSES

<i>Monthly Income</i>	
24 bachelor rooms	R 132,000.00
6 shared beds	R 22,800.00
PARKING	R 4,000.00
Total monthly EX VAT	R 158,800.00

<i>Expenses monthly</i>	
Security	R 2,000.00
Maintenance	R 6,000.00
WIFI	R 2,000.00
cleaning (public areas)	R 2,500.00
insurance	R 6,000.00
tenant management	R 6,000.00
emergency fund	R 5,000.00
rates	R 13,000.00
BOND SERVICING	R 0.00
Total	R 42,500.00

FEASIBILITY

NETT OPERATING INCOME

Potential Gross Income (annual) EX VAT	
INCOME BASED ON 10 MONTHS	R1,588,000.00
Gross operating income	R1,588,000.00

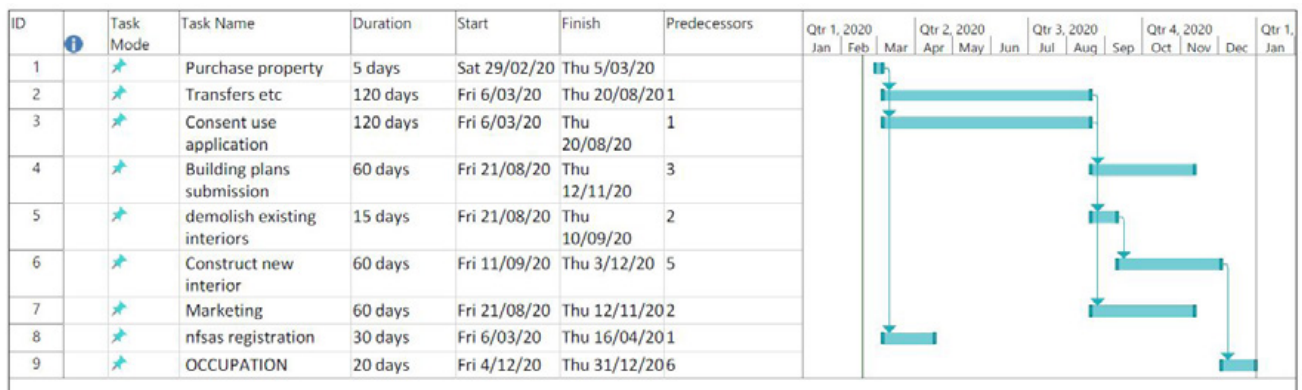
Operating Expenses (annual) EX VAT	
	R510,000.00
Net operating income (annual)	R1,078,000.00

YEAR	NOI	TOTAL INCOME
1	R1,078,000	R1,078,000
2	R 1,131,900.0	R 2,209,900.0
3	R 1,188,495.0	R 3,398,395.0
4	R 1,247,919.8	R 4,646,314.8
5	R 1,310,315.7	R 5,956,630.5
6	R 1,375,831.5	R 7,332,462.0

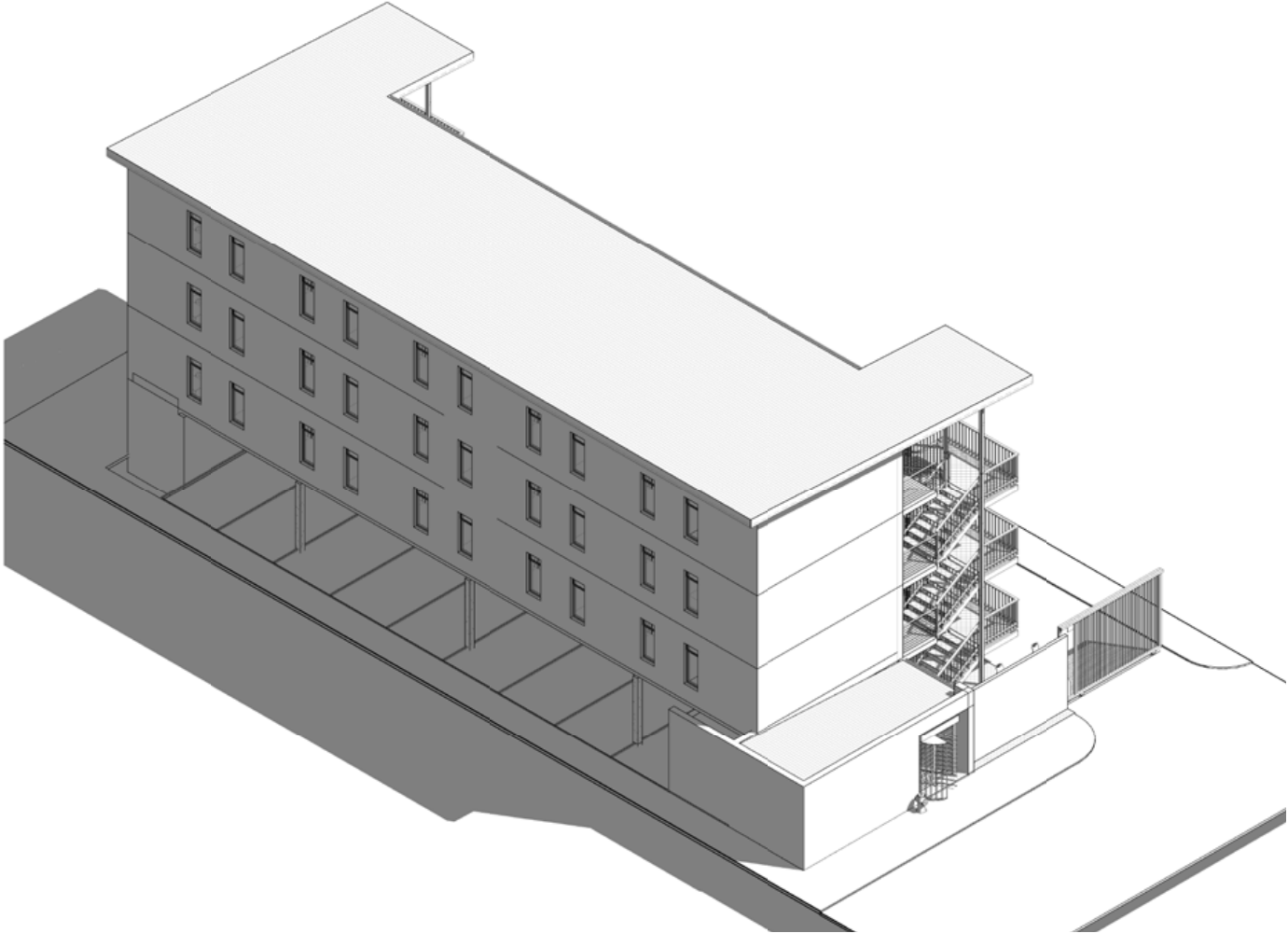
PROFESSIONALS

REZONING REQUIRED:	NO
SUBDIVISION REQUIRED	NO
SECTIONAL TITLE REQUIRED	NO
LAND SURVEYOR REQUIRED:	NO
CIVIL ENGINEER REQUIRED:	YES - BASIC SERVICE
STRUCTURAL ENGINEER REQUIRED	YES
ARCHITECT REQUIRED	YES
ELECTRICAL ENGINEER REQUIRED	NO
MECHANICAL ENGINEER REQUIRED	NO
TOWN PLANNER REQUIRED	YES - SDP
INTERIOR DESIGNER REQUIRED	NO
QUANTITY SURVEYOR REQUIRED	RECOMMENDED
LEGAL REQUIRED	NO
PLANS RUNNER REQUIRED	YES

GHANT



CONCEPT DESIGN



CONCEPT DESIGN



ZONING

ZONING INFORMATION CERTIFICATE PAD FOR APPLICATION SUBMISSIONS



Requested by: Sandy Ngwenya
Town Planning Scheme: City of Johannesburg Land Use Scheme 2018
Name of Applicant: ARCHITECTURE FOR A CHANGE
Erf/Holding Name/Farm Portion: [REDACTED]
Township/Holding Name/Farm Name: [REDACTED]
Street Name and No: [REDACTED]
ZONING INFORMATION
Use Zone: Business 1
Height Zone: A (0) As per attached table 4
Floor Area Ratio: As per attached table 6
Coverage: As per attached table 5
Density: 1 dwelling per 400m2
Building Line: As per attached table 7
Parking: As per scheme
AMENDMENT SCHEME APPLICABLE: N/A
Served By: [REDACTED]

Terms and Conditions:

The Town Planning Scheme is open for inspection on the 8th Floor 158 Loveday Street Braamfontein between 8:00 and 15:30 weekdays. The applicant must verify the information contained herein by inspection of the scheme. Whilst the utmost is done to ensure accuracy the City of Johannesburg does not accept responsibility for any incorrect information given on this form. The applicant's attention is drawn to the general provisions of the Town Planning Scheme. It should be noted that the provisions of the Town Planning Scheme do not override any restrictive conditions that may be contained in the Title Deeds. PLEASE NOTE: No Information will be given telephonically due to the technical and interpretive complications.