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Projects:
Eloff Security Residence
Pretoria Townlands Security Village

HOUSING COMPANY TSHWANE

Housing Company Tshwane is a Section 21 Company. The Company will be managed as a business.

The aim of the Company is to provide good quality housing (mainly rental) to people who cannot, at present, themselves provide for their housing needs.

In practice this targets people with lower to middle-incomes; who on the one hand do not qualify for an RDP-house because their income is too high and who also do not qualify for bonded housing because their income is too low.

The type of housing that the Housing Company is developing is quite new for South Africa but in Europe it has been around for many years. That is why Dutch sponsors are providing assistance to the City Of Tshwane during the first years of existence of the Housing Company. These sponsors are the City of Delft and a group of Dutch Housing Companies, most of them also from the City of Delft. The assistance that the Dutch sponsors are providing results from a Sister-agreement signed between the City of Pretoria (later Tshwane) and the City of Delft in November 1999, which was renewed in February 2001.

Currently Housing Company Tshwane has 3 projects under development:

1. Eloff Security Residence with 91 bachelor and one bedroom units
2. Pretoria Townlands Security Village with 535 one and two bedroom units
3. The Koedoespoort project with about 1000 units.

For the time being the Housing Company is situated in Munitoria, 320 Vermeulenstreet in Pretoria. Phone: 012 - 3087737

Eloff Security Residence.

Eloff Security Residence is a former office building that will be converted into 91 housing units. It is situated on the corner of Paul Kruger Street and Skinner Street in the middle of the Central Business District of Pretoria. The building consists of 7 floors that can be reached from the secured central entrance by 2 elevators.

There are 13 units per floor; 7 bachelor flats and 6 one-bedroom units.

Security

Security measures to make the Eloff Security Residence a safe place for the tenants, will be extensive.

A security officer will guard the entrance of the building, 24 hours per day, 7 days per week, 365 days of the year. A caretaker, living in the building, will manage the Eloff-building on a daily basis. Visitors will only allowed to enter the building after the tenant to be visited has given permission. Tenants are responsible for the behaviour of their guests. Bad behaviour of guests and/or tenants will lead to a warning and can lead to non-extension of the rental contract.

Size of units

The bachelor units are about 30m² in size. The 1-bedroom units are about 40m² in size. Some of the 1-bedroom units measure 44m². All units are equipped with a kitchen and a bathroom / toilet with a shower. All units are equipped with a TV connection, telephone point and a pre-paid electricity meter.

Target group

As there are no parks or playgrounds in the neighbourhood, this project is *not* suitable for families with children. For this group, the Pretoria Townlands Security Village is being developed. The Eloff Building is aimed at (young) professional people, either single, living together or married. A maximum of two people is allowed per unit to prevent overcrowding. This rule will be strictly applied, and so-called 'sharing' will not be allowed.

Income

Tenants must hold a formal job. For a tenant to qualify for subsidy he/she must earn between R2500 and R3500 per month to rent a bachelor unit while an income of between R3000 and R3500 is required to rent a 1-bedroom unit.

Subsidy

The cost of the refurbishment of the building is being partly financed by the Government's Capital Subsidy scheme. On the one hand this means that the rental price is lower than it would have been if no subsidies would have been available. On the other hand it also means that tenants must qualify, in terms of the subsidy conditions.

This means that:

- tenants must be of South African nationality
- tenants must have at least one dependant
- tenants must earn no more than R3500 per month
- tenants should not have had access to a subsidy in the past
- tenants are not allowed to have property registered in their name

Rental Prices

Rental prices for the bachelor units are R900 per month and R1100 for most 1-bedroom units. A few slightly bigger 1-bedroom units are available for R1200 per month. These rental prices include the usage of water, usage of electricity for the communal areas, cleaning of the communal areas, security costs etc.

Start of letting

The building will be ready to be occupied between 1 December 2002 and 1 January 2003. Currently, application forms for assessment to qualify for a waiting list are available. Because of the relatively low rental prices and the lack of housing facilities in the Inner City it is expected that the demand will exceed the number of units that will be available. Applicants must be prepared to undergo an extensive screening process including a financial check.

HOUSING COMPANY TSHWANE

CONVERTING ELOFF BUILDING INTO DWELLING UNITS / DIE OMSKEPPING VAN ELOFFGEBOU IN WOONENHED

CITY OF TSHWANE
 MUNICIPALITY
 PROPERTY MANAGEMENT
 COMMUNITY DEVELOPMENT
 HOUSING
 OFFICE

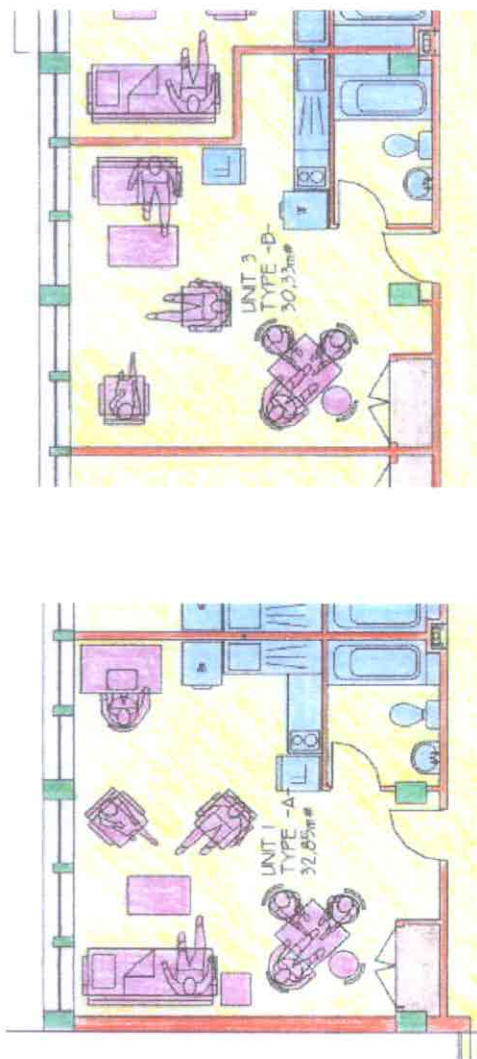
ELOFF BUILDING
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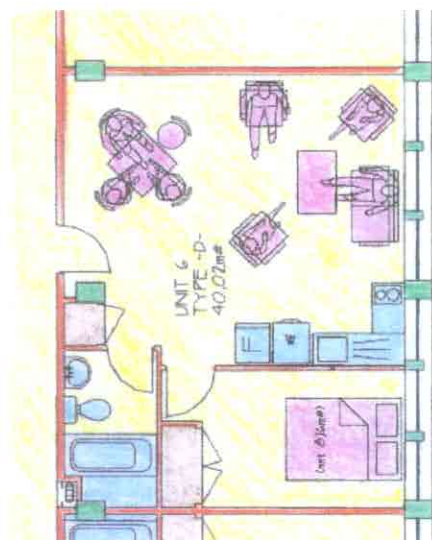
PAUL KRUGER STREET

CANOPY

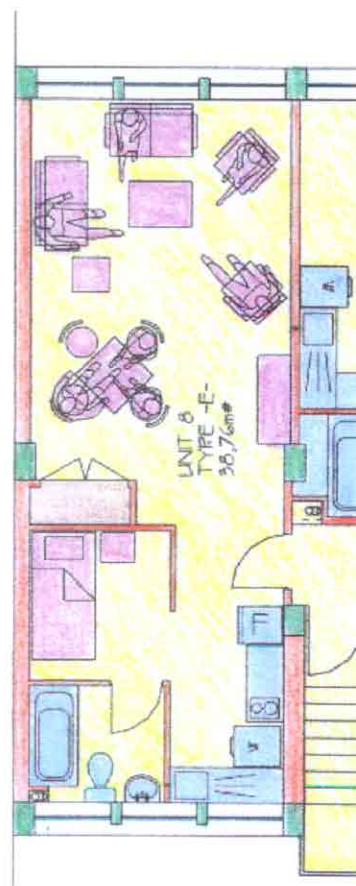




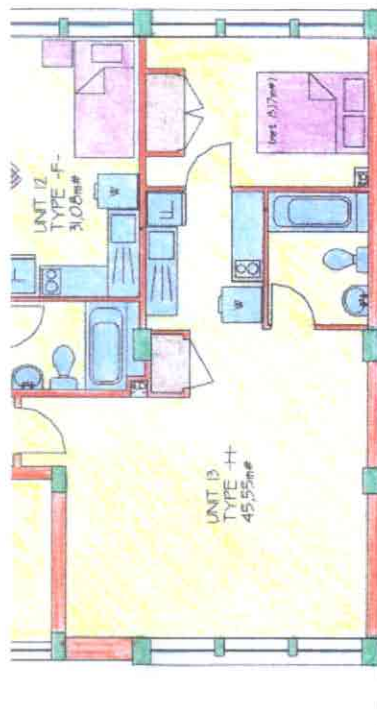
UNIT TYPE -A-



UNIT TYPE -B-



UNIT TYPE -C-



UNIT TYPE -D-



LOFT BUILDING - EAST ELEVATION

Pretoria Townlands Security Village

Housing Company Tshwane

Urban Design

Locality

The site is located to the west of the Pretoria own centre approximately 1,5 Km from the centre of town.

The site is bounded by Struben Street to the North, Proes Street to the South, Malan Street to the West and Seventh Street to the East.

The Site

Access to the site would be from Proes Street with a secondary entrance from Struben Street.

The site is located between two major transportation roads, which run in an east west direction, allowing ease of access into and out of the city.

The context of the site is rich in facilities ranging from schools, sporting, recreation and religious facilities.

In close proximity are work opportunities, retail stores and food markets

Urban design Principles

Spatial arrangements

The strong definition between open space used for motorcars and green open space has been clearly defined by positioning buildings to define inner courtyards.

The site is divided into blocks defined by a simple network of two main roads. Parking is positioned in parking courts between blocks and off the main road network. These parking courts are connected to the main network by means of cobble-paved driveways. Three story buildings are situated on all external street boundaries with two story buildings located between green courtyards and parking courts.

Non-residential facilities are located on the eastern edge of the site orientated into the site. These facilities include a community centre and a recreation facility sited around an open playing field.

The facility of a retail supermarket may be included to service the residents of the housing project.

Architectural Design

The typology of building types is varied depending on their location and orientation. The design caters for maximum solar radiation through the orientation of buildings and positioning of window openings.

There are two types of residential units within the project. One bedroom units at 36 sqm and two bedroom units at 51 sqm. All units have the facility of balconies and terraces for ground floor units.

Drying yards for washing are integrally designed into each building. The buildings are designed around the concept of walk-ups over two and three floors. Individual staircases are utilised to access upper floors without the use of long walkways.

The development is planned around green courtyards therefore creating a safe and secure environment. All staircases are accessed via these courts, which are to contain grass, trees, outdoor furniture and good lighting. The entire site is based on a security village concept with palisade fencing along its street boundaries and a 24-hour guard facility at the main entrance. Intercom access will be installed to each residential unit,

The choice of building materials is based on durability and aesthetic considerations, providing robust maintenance free buildings. A variation of architectural elements and colours will create variety and give individuality to its tenants.

Internally, each living unit will contain a full bathroom and defined open plan kitchen. The bathrooms and kitchens will receive floor tiling and wall tiling above baths, basins and sinks.

Bedrooms and living rooms will be carpeted. Provision for built in cupboards is made for all bedrooms.

Pretoria Townlands Security Village

Housing Company Tshwane

Building Type	Accommodation	Area	Quantity
Residential Unit	One bedroom	38 sqm	72
Residential Unit	Two Bedroom	51 sqm	463
Total No res. units			535
Parking Bays			309
Community facility		225 sqm	1
Recreation facility		315 sqm	1
Retail function 1		612.5 sqm	1
Retail function 2		800 sqm	1
Playing Field		1161 sqm	1

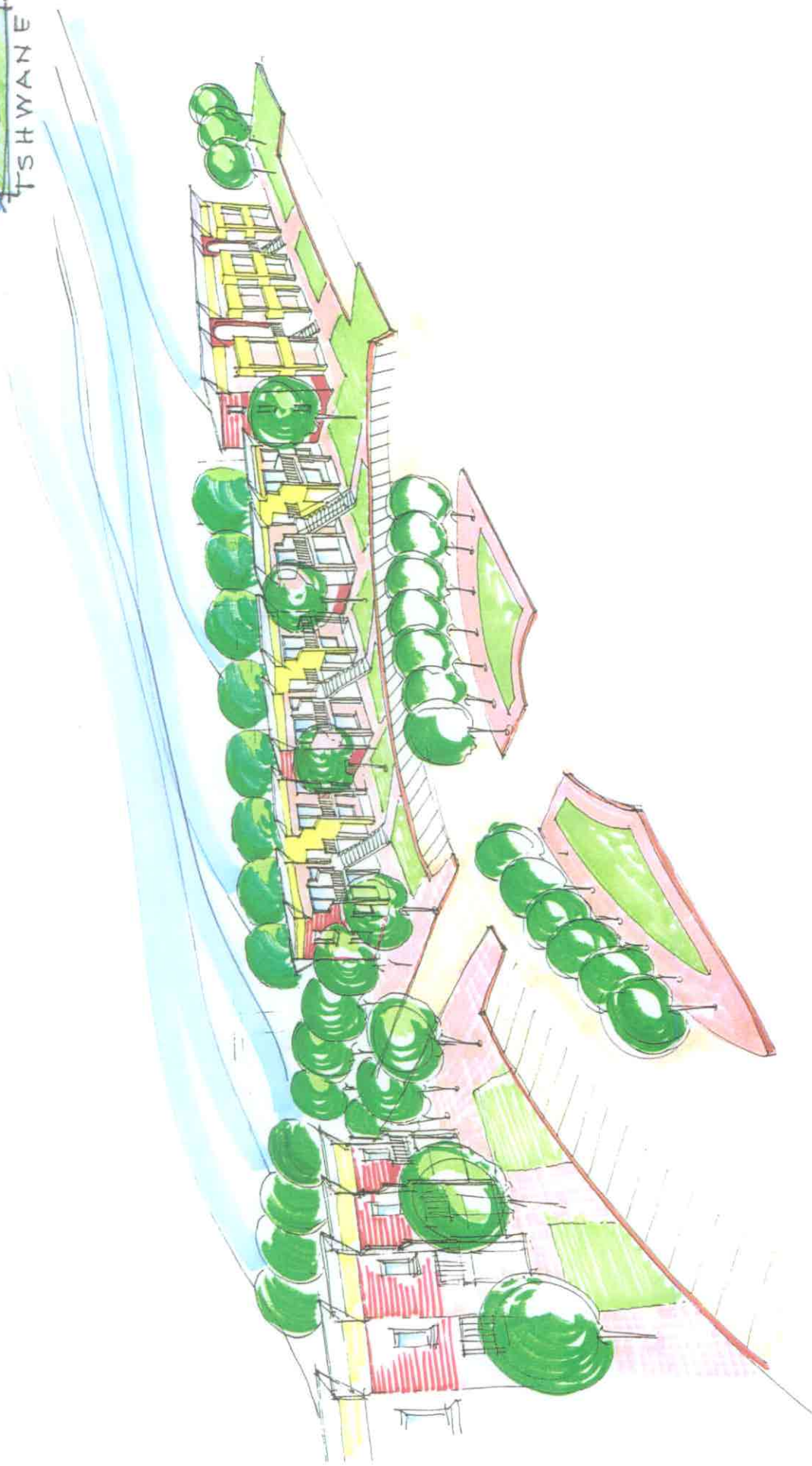
Site Area	4.8 Ha
Coverage	25.05 %
FSR	0.58
Parking	0.57 Bays / unit



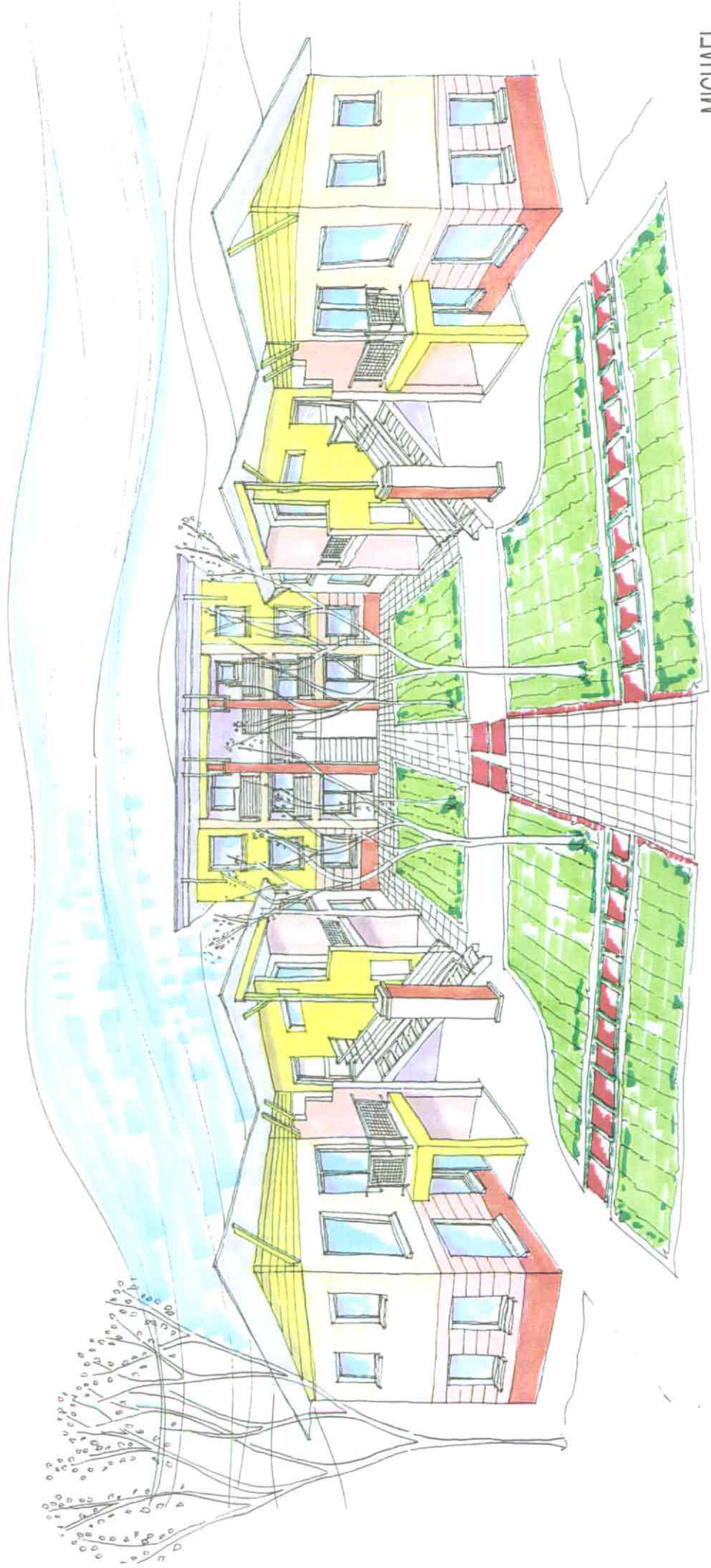
**MICHAEL
HART**
ARCHITECTS
URBAN DESIGNERS

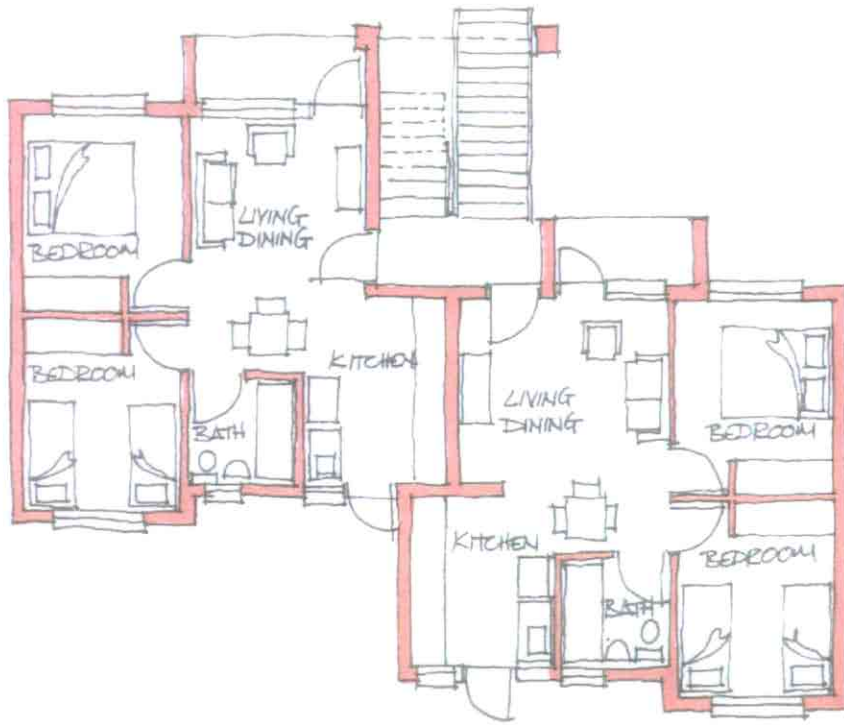


Pretoria Townlands Security Village

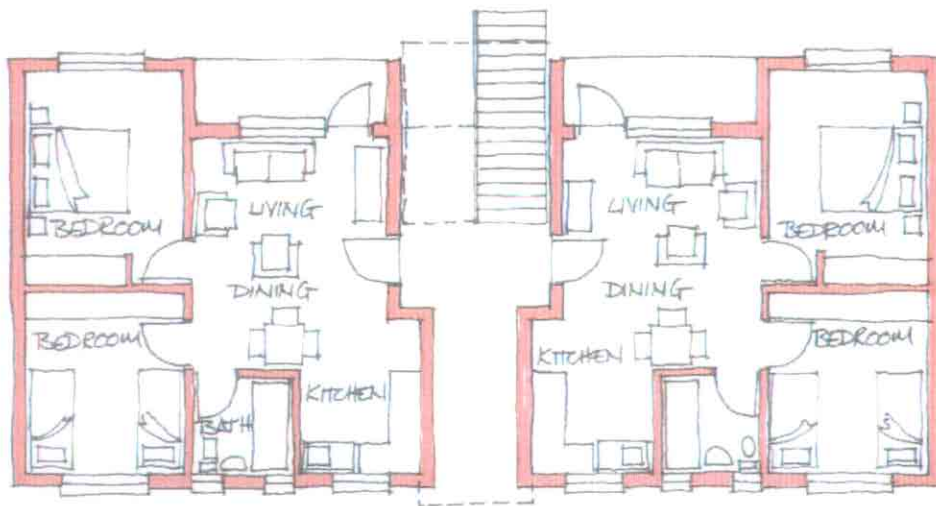


Pretoria Townlands Security Village

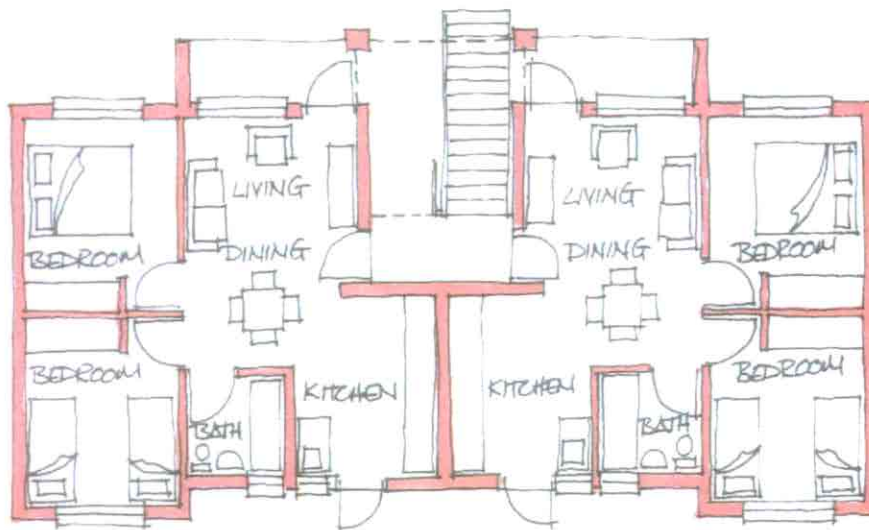




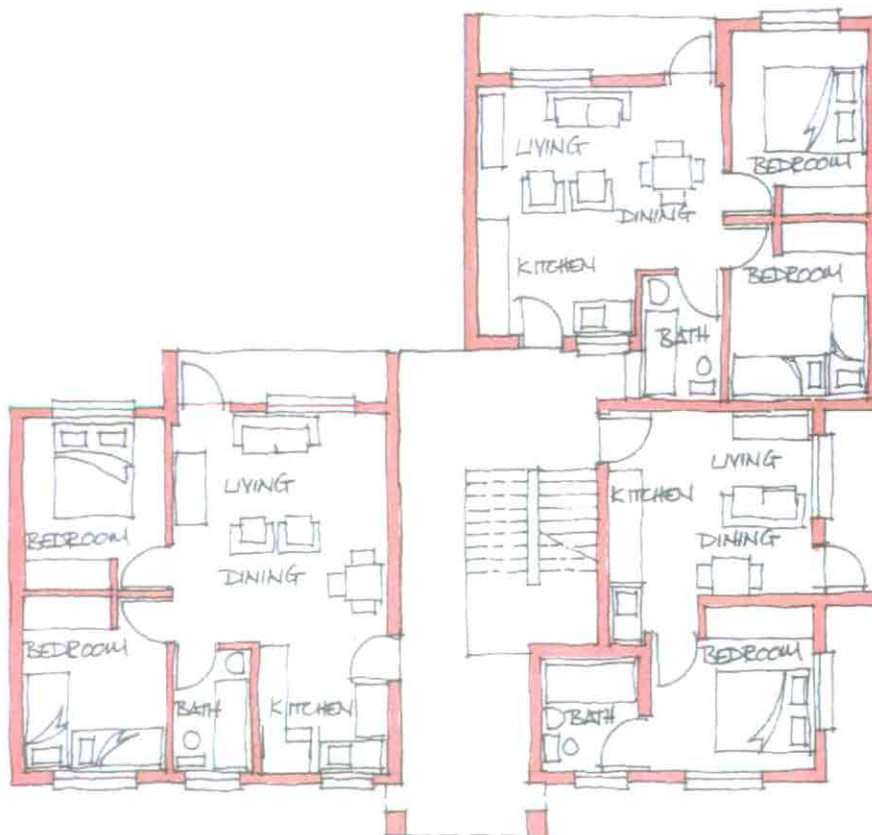
Typical Floor Plan
Two Bedroom Unit 51 sqm



Typical Floor Plan
Two Bedroom Unit 51 sqm



Typical Floor Plan
Two Bedroom Unit 51 sqm



Typical Floor Plan
One Bedroom Unit 38 sqm
Two Bedroom Unit 51 sqm