

JABULANI HOUSING

Jabulani Housing is situated 35km away from Sandton City which houses the Johannesburg Stock Exchange and 40km from Johannesburg International Airport.

Jabulani Housing and Commercial Development

90°

- residential
- commercial
- mixed-use
- “public open space”
- informal sports fields

15 ha of land is available for residential development combined with 11 ha of commercial land for development.

Site Size	30 ha
Expected Size of development	
Residential	15 000m ²
Commercial	11 000m ²
Public Open Space (POS)	4 000m ²

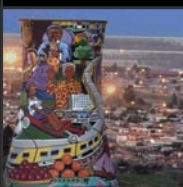
The City of Johannesburg owns approximately 30 ha of land in proximity to the largest retail outlet known as Jabulani Mall that is a 43 000m² shopping centre development. Adjacent to this site is the second largest hospital in Soweto that is set to commence with construction in July 2006.

Jabulani is an estimated 131 hectare area located in central Soweto, bordering Koma Road to the West and the Naledi – Johannesburg Railway line to the West. The site is predominantly vacant but does include the Jabulani Technikon, a fire station, police station, the civic centre and people centre, retail and banking facilities, residential flats and an amphitheatre.

Since the start of the initial feasibility investigation, the original anticipated economic drivers of the area have shifted from residential to commercial.

- Land Parcel 1: Situated in the proclaimed township of Jabulani and is located south of the proposed shopping centre and north of the existing Jabulani Flats. This land parcel consists of Erf 2332 Jabulani, Erven 2334 to 2345 Jabulani and some vacant road reserve areas. It is proposed to consolidate these erven to create Portions 1, 2 and 3 as shown in Figure 11 below.
 - Portion 1 will be approximately 4,5023 ha in extent. It is proposed that Portion 1 be zoned for “Business.” Given the proximity of this site to the proposed shopping centre site with an indicated size of approximately 45,000m², this portion might eventually accommodate a mixed-use comprising both business and residential activities.
 - Portion 2 comprising 3,7339 ha should be rezoned to “Residential” and when developed could yield approximately 130 medium-density dwelling units.
 - Portion 3 comprising 1,7128 ha should be rezoned “Public Open Space” to accommodate some informal sports fields and the proposed storm water attenuation pond.

Key Statistics – Region 6 (Doornkop / Soweto)	
Population	679,675
Average income/household	R31,968 pa
Households	185,616
Unemployment rate	53%
Average household size	3,7
Informal housing	33 525



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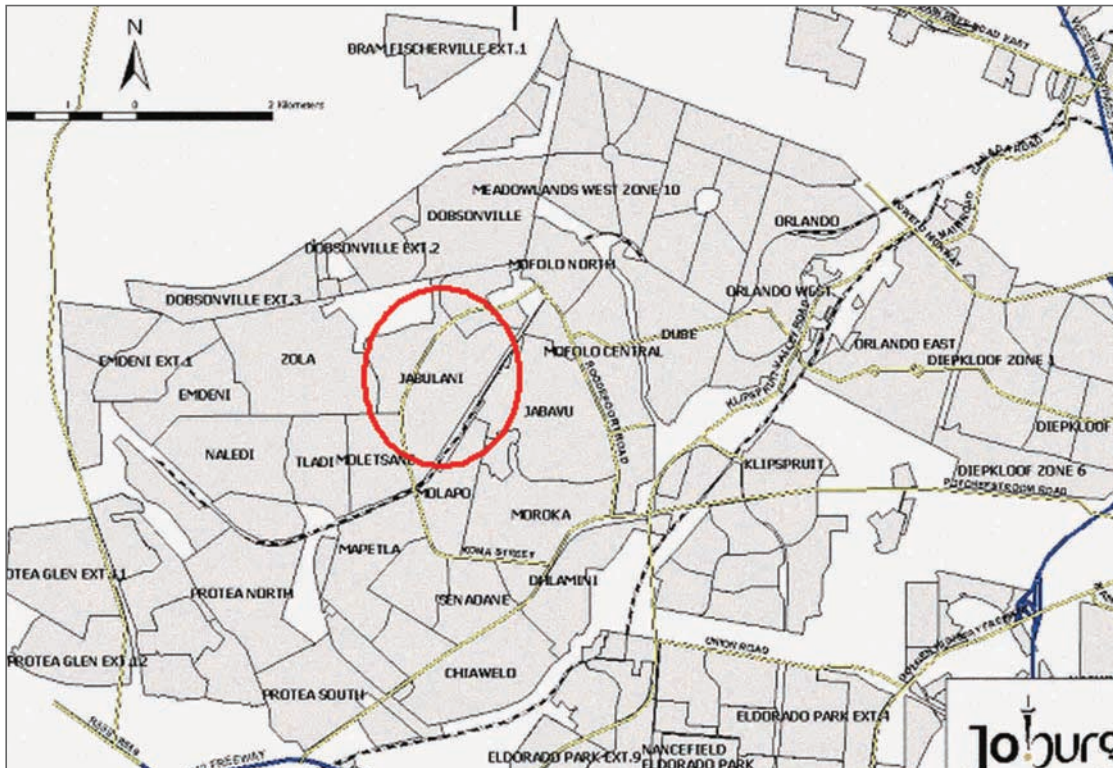
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Spec sheet

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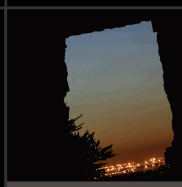
For more information, contact:

Gugu Mazibuko
Managing Director
tel: +27 11 339 2700
fax: + 27 11 339 2727
gmazibuko@jhbproperty.co.za

Sthembiso Mntungwa
General Manager: Property Development
tel: +27 11 339 2700
fax: + 27 11 339 2727
smntungwa@jhbproperty.co.za

Charles Davis
Project Manager
Tel: +27 11 339 2700 x226
Fax: +27 11 339 2727
cdavis@jhbproperty.co.za

Physical: 9th Floor, Braamfontein Centre, 23 Jorissen Street, Braamfontein, Johannesburg, South Africa
Postal: P O Box 31565, Braamfontein, 2017, Johannesburg, South Africa
www.jhbproperty.co.za | www.joburg.org.za



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