

Angela Slabbert
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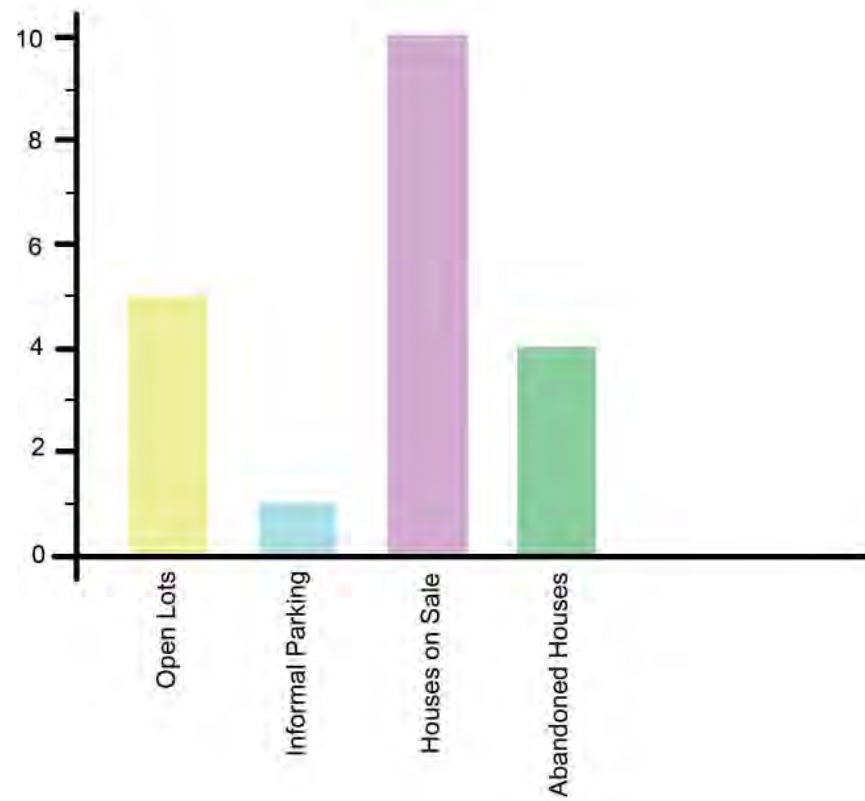
Clara Senatore
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Yeoville Site A



Yeoville Site A

- Open Lots
- Informal Parking
- Houses For Sale
- Abandoned Houses



OPEN LOTS INFORMAL PARKING

- Interviews
- Maps
- Photographs
- Site Analysis



Open Lot information

ERF Number: 778, 779
 Street: Corner Hunter str and Joe Slovo str
 Price: Not For Sale
 Hight Restriction: Four Storey
 Area: 990.96
 Usage: Residential 4
 Coverage: 60%
 Building Line: 3,5m Street Boundary

The Site Today

Interview...
 - On site Hairdresser, Diana
 - operates in newly built hair salon room situated on site.
 - Told us that ownership of the site fell under her sisters name.
 - Not interested in further communication
 - Unable to connect with owner or estate agent due to lack of availability of owner or estate agent on a tel ephonic level.



GATED OPEN LOT



Open Lot information

ERF Number: 768
 Street: Corner Hunter str and Raleigh str
 Price: Not For Sale
 Hight Restriction: Four Storoys
 Area: unknown
 Usage: Residential 4
 Coverage: 60%
 Building Line: 3,5m str boundry

The Site Today

Interview

- Frank

- Has been living here for seven years.
- Informed us that the previous house on site burned five months before the interview and is now in ownership of the man who purchased the existing land in order to redevelop it.
- Contact unavailable.
- New house to be built "within the next month".



BURNT PROPERTY OPEN LOT



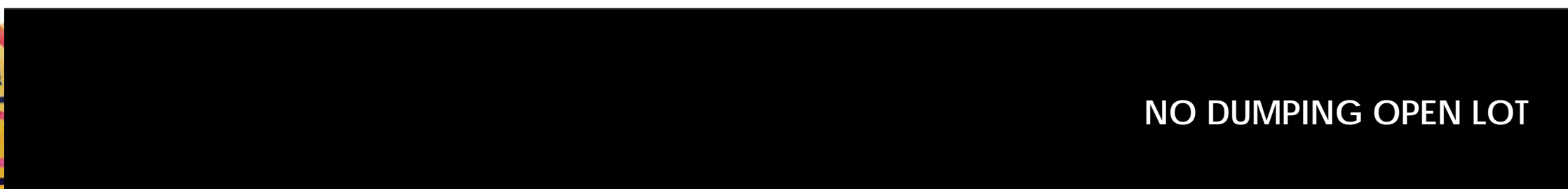
Open Lot information

ERF Number: 385
 Street: Hunter Str.
 Price: Not For Sale
 Hight Restriction: 3 storeys
 Area: 495m2
 Usage: Residential 4
 Coverage: 50%
 Building Line: 3m Streety Boundary

The Site Today

Interview

- Luweene
 - She has been living here for nine years.
 - Wall surrounding site existing for period of stay.
- Anja
 - Has been living here for two years.
 - Has witnessed evictions of homeless people by police officers
- Site NOT owned by the Government.
- Unknown ownership





Open Lot information

ERF Number: 146
Street: Corner Frances Str and Bezuidenhout Str.
Price: Not For Sale
Hight Restriction: 3 storey
Area: 495m2
Usage: Residential 4
Coverage: 50%
Building Line: 3m street Boundry

The Site Today

Interview
-Frances
-House burnt down.
-New owner, Colin - unable to make contact, he is yet
-unavailable via phone call



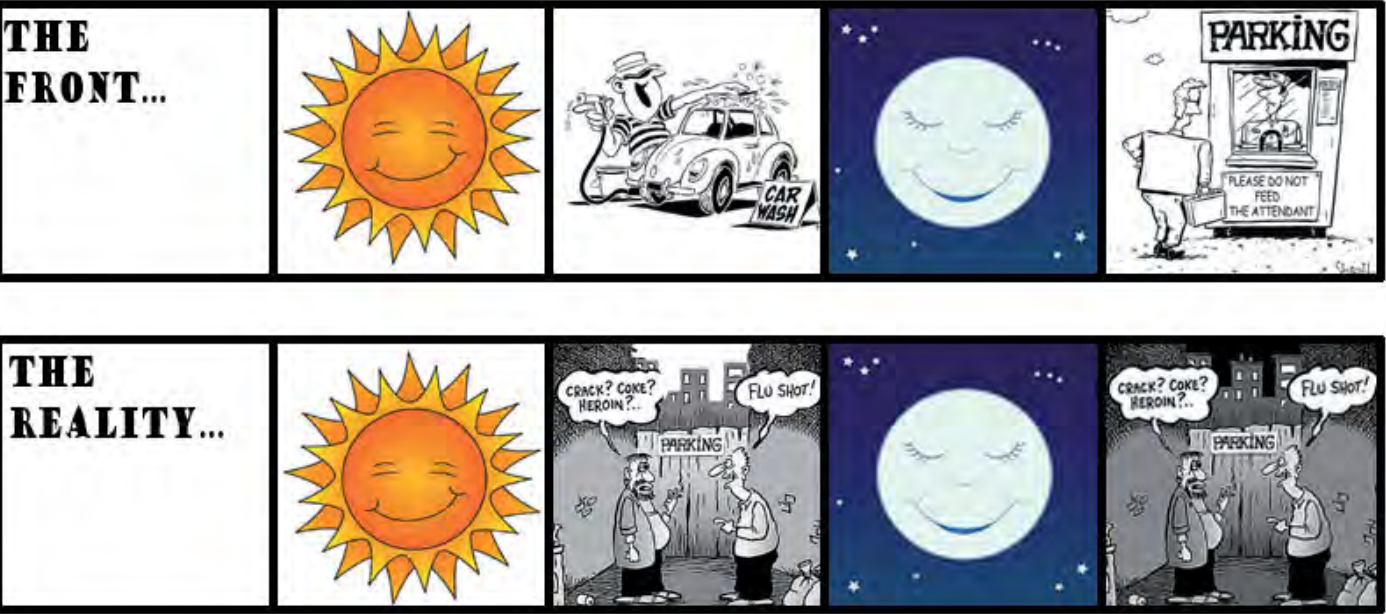
TYRE STORAGE OPEN LOT



Car Wash/Parking Lot information

ERF Number: 348
Street: Crn Buizendunhout Str and Muller Str
Price: Not For Sale
Height Restriction: 3 Storey
Area: 496m²
Usage: Residential 4
Coverage: 60%
Building Line: 3m Street Boundary

The Site Today



MULTI-USE PARKING LOT



Open Lot information

ERF Number: 635
 Street: Mons Rd
 Price: Not For Sale
 Hight Restriction: Four Storeys
 Area: 990m2
 Usage: Buisnes
 Coverage: 60%
 Building Line: 3m Street Boundry

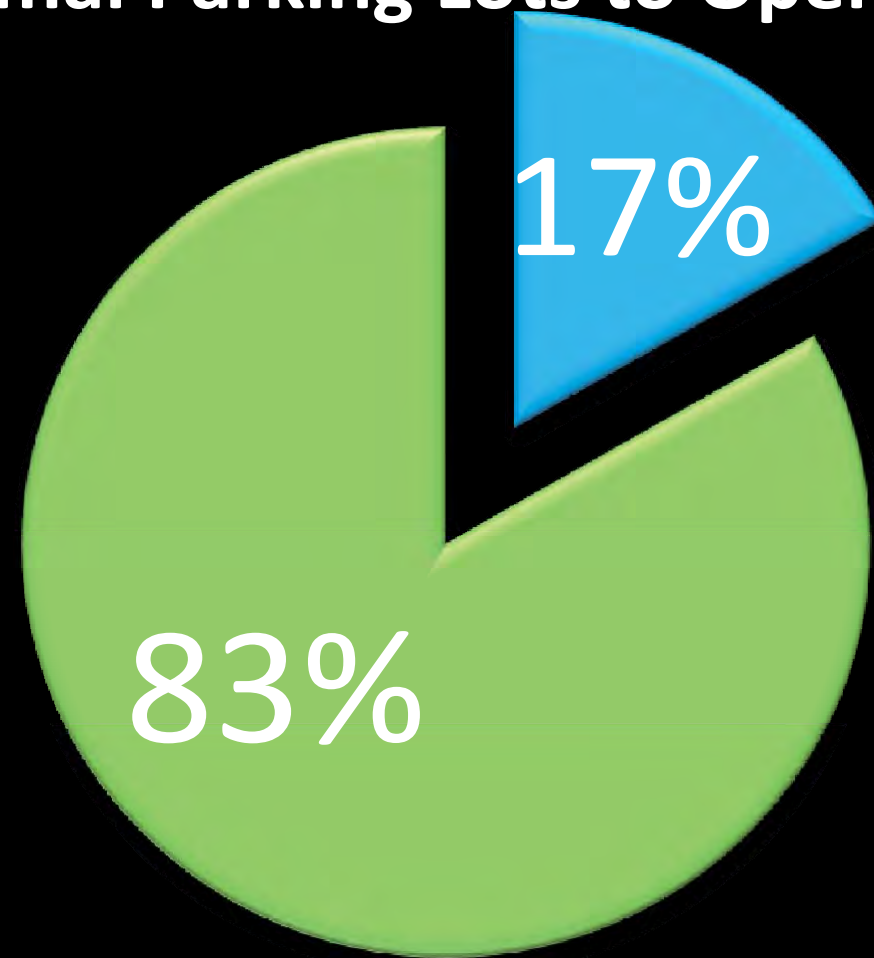
The Site Today

- Is walled off from the street.
- Unkept.
- Storage for stolen goods, drugs and rubbish.



FORGOTTEN OPEN LOT

Ratio: Informal Parking Lots to Open Lots



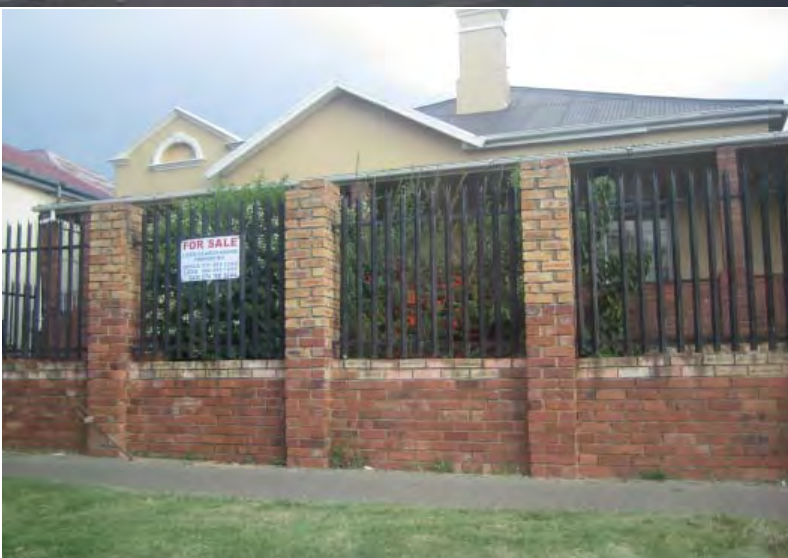
■ informal parking lots ■ open lots



The lots in Yeoville have various characteristics, whether being a haven for syndicates that operate illegally, or just open forgotten lots that have been used as dumping sites. This behavior deters various investors and developers to come to this part of Johannesburg. However, these lots have the potential of being utilized very well for the community, either in communal spaces such as market, or even Social Housing to cope with the need of accommodation.

Therefore the two sites that are most suitable for intensive study into further social housing development are the **"Gated Open Lot"**, cnr Hunter Str. and Grafton Rd, and the **"No Dumping Open Lot"** on Hunter Str. Both are located close to Raleigh Str, close to the commercial sector of Yeoville where the density for houses and accommodation are much higher.

Sub-evaluated conclusion



For Sale & Abandoned



Houses for Sale

Houses for sale were investigated in the Yeoville-Bellevue north suburbs. From our evaluation of this area, we researched and located 10 houses for sale in the estimated price range of R900 000 to R219 000 for 4 to 1 bedroom houses



Abandoned Houses

Abandoned houses were investigated in the Yeoville-Bellevue north suburbs. From our evaluation of this area, we researched, found and located 4 abandoned houses in this area. The abandoned houses are mostly half burnt down and dilapidated, one of which has been hijacked as a result of its vacancy.

Houses For Sale & Abandoned Houses

Aerial photographs



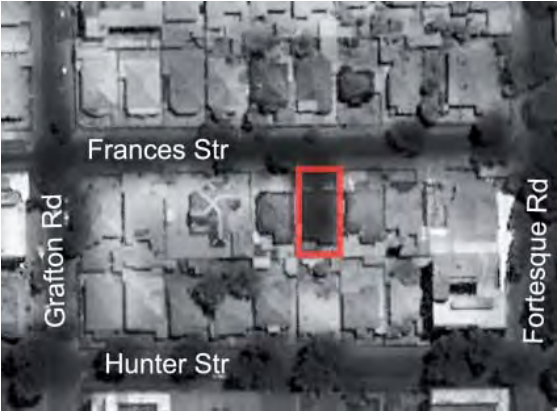
For Sale



House 1 on map R800 000

Nicetime Properties
Unavailable to provide description

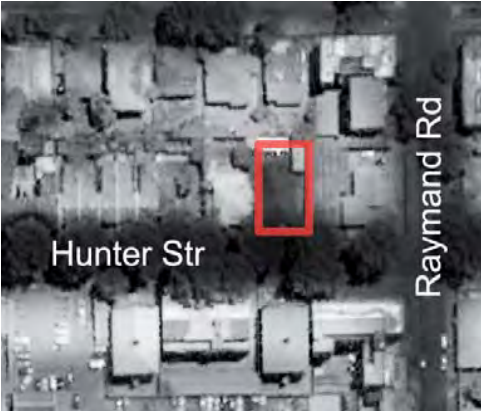
ERF 385 Hunter Street
Zoning: Residential 4
Height Restriction: 3 storeys
Building line: 3m from street boundary



House 2 on map Price undefined

Tandem Properties
Undefined

ERF 779 Hunter Street
Zoning: Residential 4
Height Restriction: 4 storeys
Building line: 3.5m from street boundary



Houses For Sale
Price
Agent
Room spaces



House 3 on map
R900 000

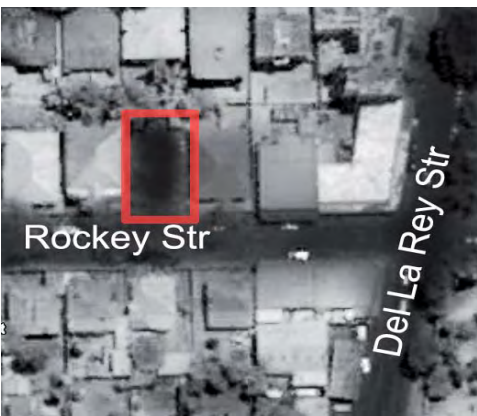
Refresher Property
4 stands with 1 house: 4 bedrooms, 2 bathrooms en suite 1 seper-
ate toilet, big kitchen, dining room, lounge, reception

ERF 397 Hunter Street
Zoning: Residential 4
Height Restriction: 3 storeys
Building line: 3m from street boundary

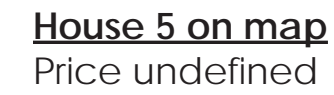
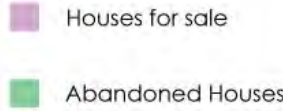


House 4 on map
R380 000

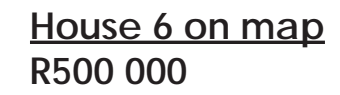
Gilbert Estates
Semi-detatched: 3 bedrooms, 1 bathroom, patio, big kitchen,
open plan lounge and dining room, outside room, outside toilet



Houses For Sale
Price
Agent
Room spaces



Frances St



Canvendish Rd

St. Georges Rd

- Prices
- Agent
- Room Spaces



In Depth Analysis of 4 Houses For Sale



-  Houses for sale
-  Abandoned Houses
-  Flats for sale
-  Sold Houses



In depth Analysis of Houses For Sale-
Comparison of House For Sale, Flat For Sale
and Sold House in Section A

Prices
Agent
Room Spaces



House 7 on map for sale
R750 000

Lizze Czasch Kodise Properties

4 bedrooms, 2 bathrooms ensuite,
kitchen,
dining room, lounge, reception
ERF 778 Hunter Street
Zoning: Residential 4
Height Restriction: 4 storeys
Building line: 3.5m from street bound-
ary



Flat 7A on map for sale-
North Grafton Flats
R290 000

1 bedroom, 1 bathroom, kitchen,
open plan dining room and lounge

R360 000

1 bedroom, 1 bathroom, kitchen,
open plan dining room and lounge



House 7B on map- sold
R660 000

Adrienne Hersch rproperties

2 bedroom, 1 bathroom, kitchen,
living area and dining room, with
cottage at the back

House for sale



Flat for sale

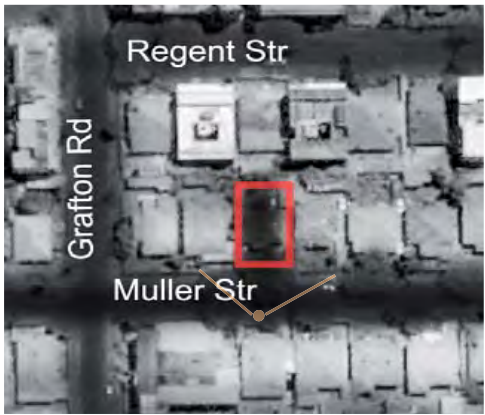
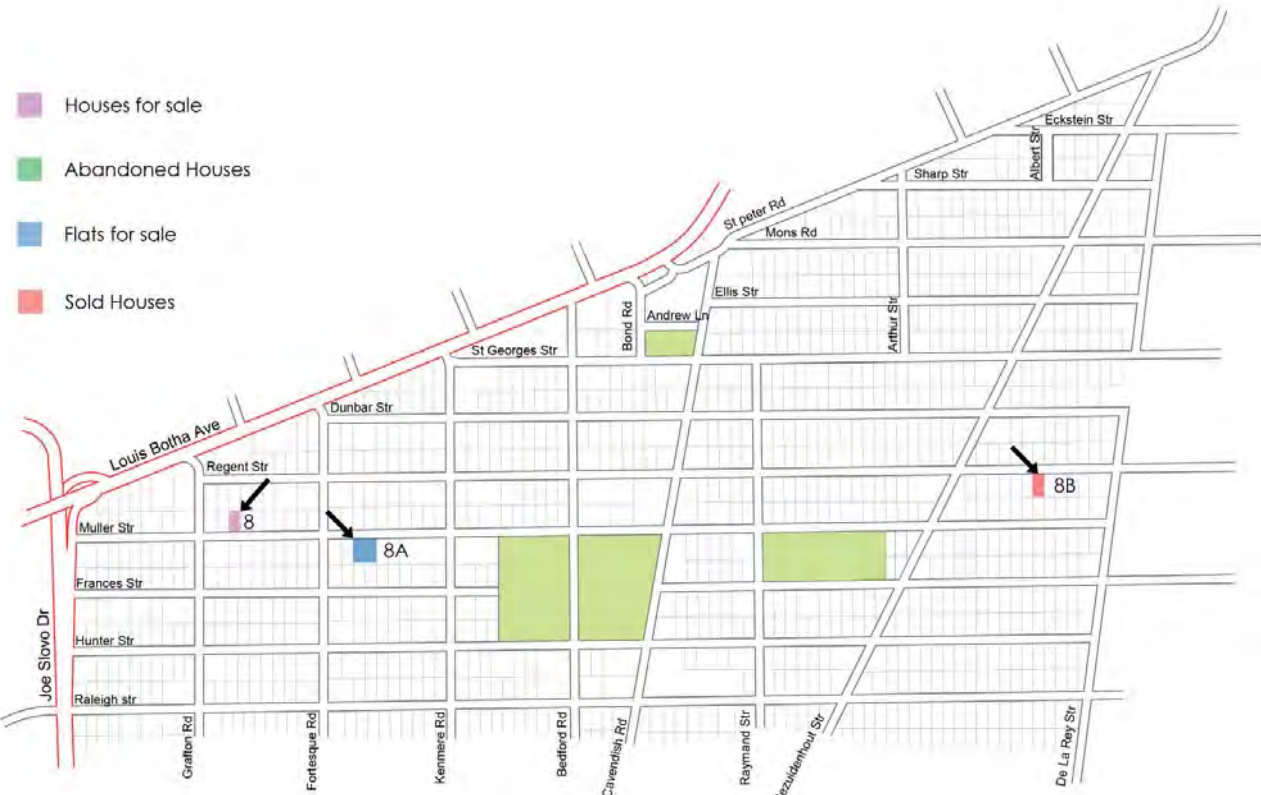


House sold



Context

**In depth Analysis of Houses For Sale-
Comparison of House For Sale, Flat For Sale
and Sold House in Section B**
Prices
Agent
Room Spaces



House 8 on map for sale
R800 000

Adrienne Hersch Properties
3 bedrooms, 1 bathroom, 1 separate toilet, kitchen, dining room, lounge, reception, small outside cottage, outside toilet and shower



Flat 8A on map for sale
R350 000

Remax 1
2 bedrooms, 1 bathroom, lounge/dining room open plan, kitchen, parking bay



House 8B on map- sold
R650 000

Remax 1
3 bedrooms, 2 bathrooms, kitchen, dining room, lounge, reception

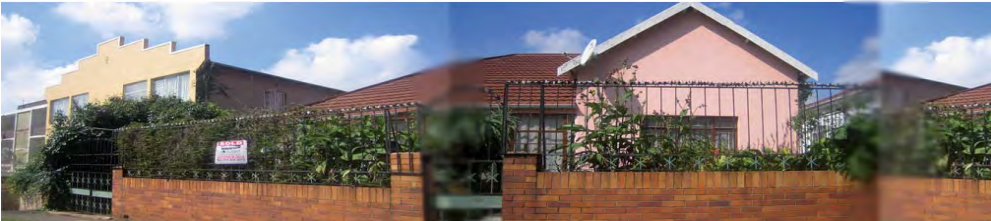
House for sale



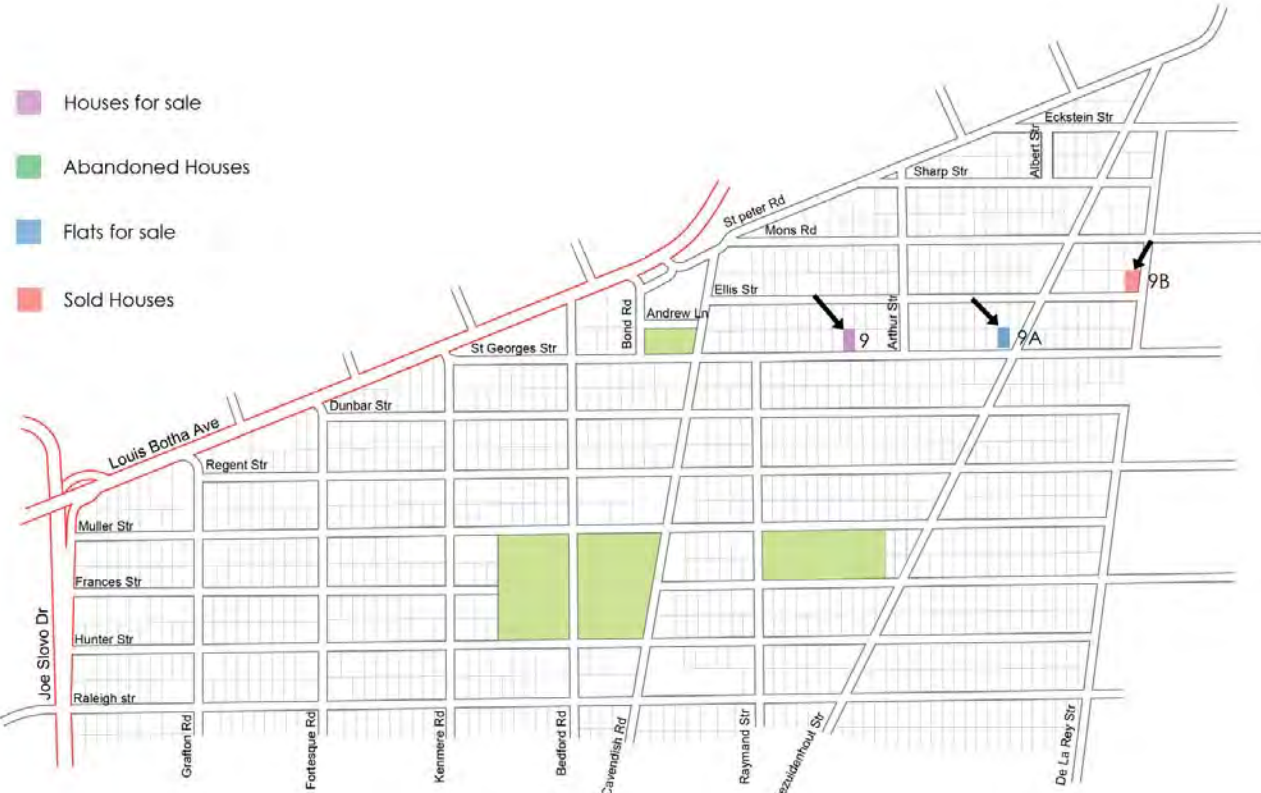
Flat for sale



House sold



In depth Analysis of Houses For Sale- Comparison of House For Sale, Flat For Sale and Sold House in Section C
Prices
Agent
Room Spaces



House 9 on map for sale
R420 000
Remax Central
ERF 178 Arthur Street
Zoning: Residential 4
Height Restriction: 3 storeys
Building line: 3m from street boundary



Flat 9A on map for sale-
Mauja Court
R350 000
FSN Real Estates
1 1/2 bedrooms (some have closed balconies), 1 bathroom, lounge/dining room open plan, kitchen, parking bay



House 9B on map- sold
R900 000
Rawson Properties
56 Ellis street
6 bedrooms, 2 bathrooms, kitchen, lounge, dining room, big garden- sold to become a BnB.

House for sale



Flat for sale

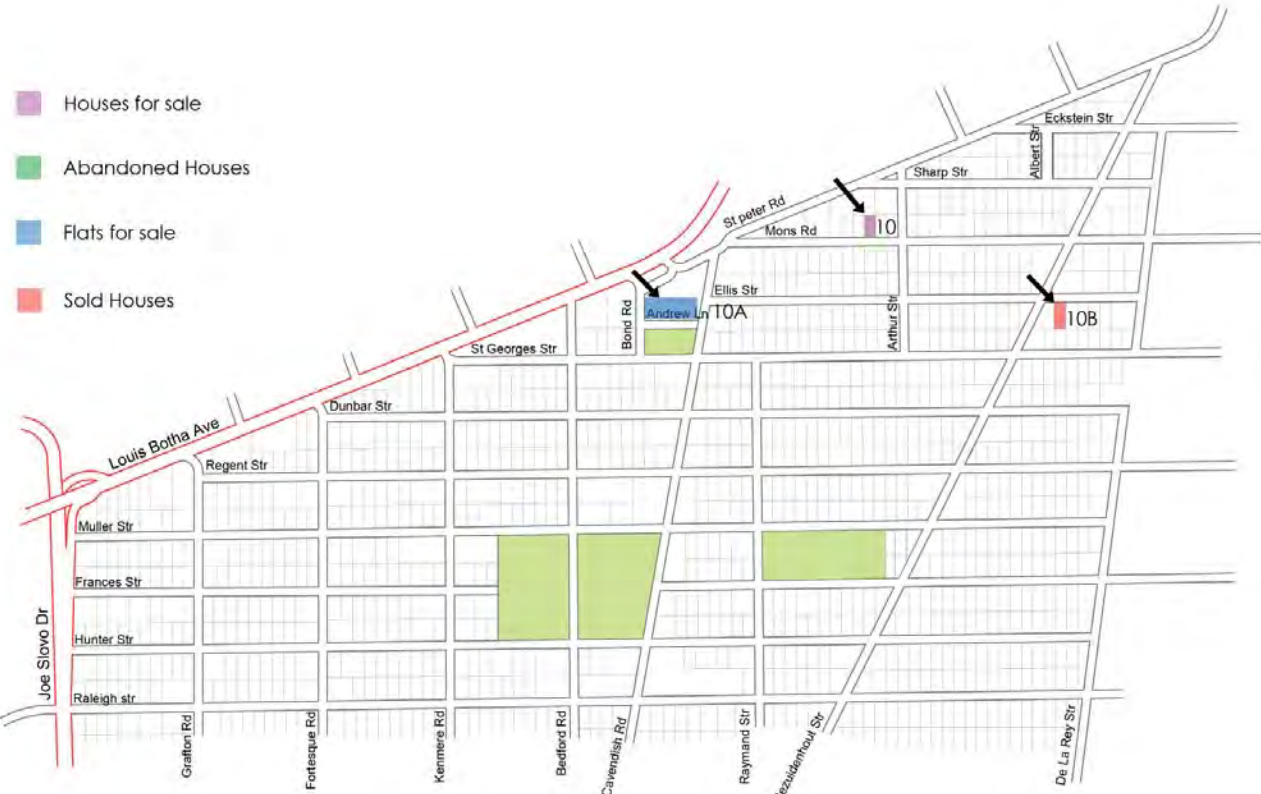


House sold



In depth Analysis of Houses For Sale-
Comparison of House For Sale, Flat For Sale
and Sold House in Section D

Prices
Agent
Room Spaces



House 10 on map for
sale
R219 000

Refresher Property
1 bedroom, 1 bathroom, open plan kitchen
and dining room, lounge



Flat 10A on map for
sale-
Houghton Gardens
R300 000

Smart Sell Real Estates
2 bedrooms, 2 bathroom, lounge, dining
room, kitchen, parking bay



House 10B on map-
sold
R700 000

Rawson properties
67 Ellis street
4 bedrooms, 2 bathrooms, kitchen ,
lounge, dining room and outside cot-
tage with 2 small rooms and bathroom

House for sale

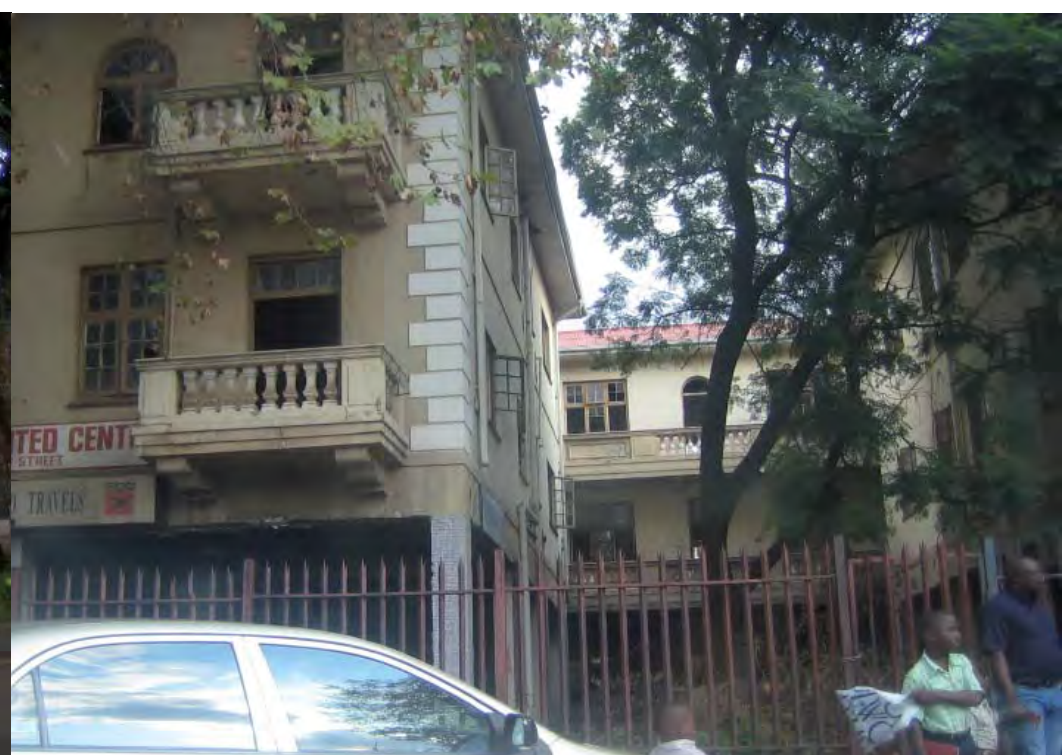


Flat for sale



House sold







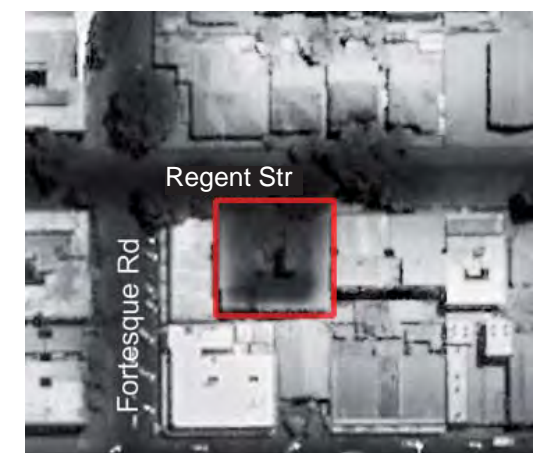
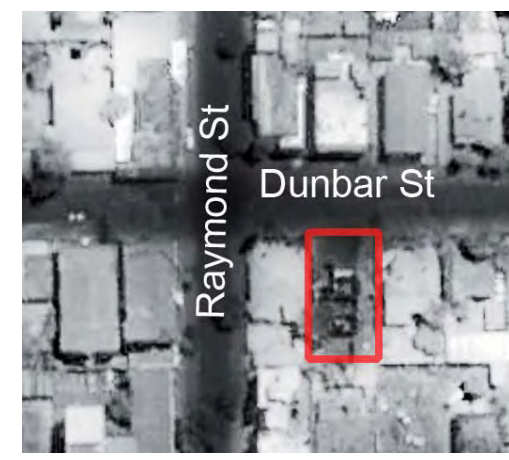
11) Victoria Ngobile Kunene

Burnt out- half standing

ERF 287 Raymond Street
Zoning: Residential 4
Height Restriction: 3 storeys
Building line: 3m from street boundary

12) Cnr Regent Str & Fortesque Rd

Burnt out- half standing



HISTORY OF A BAND- ON-MENT	Landlord 	Yeoville 	No Maintenance 	
				Landlord

Abandoned Houses

- Houses for sale
- Abandoned Houses



13) Cnr Hunter Str & Fortesque Rd

Ramshackled building

ERF 755 Yeoville
Zoning: Business 1
Height Restriction: 4 storeys
Building line: 3.5m from street boundary



14) Frederica Azania Clare

Burnt out- hijacked

ERF 146 Ellis Street
Zoning: Residential 4
Height Restriction: 3 storeys
Building line: 3m from street boundary



THE PIE ACT...



14 DAY
NOTICE



30 DAYS TO COMPLY



Abandoned
Houses

PART 1

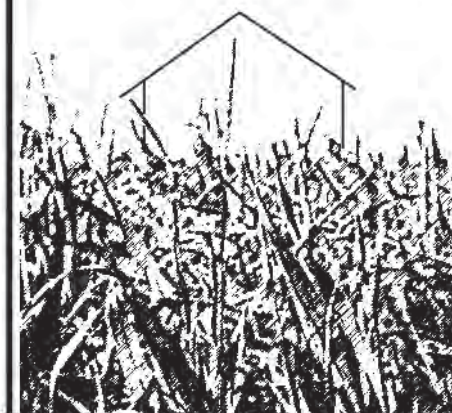


PART 2



PART 3

ABANDONED



The move-in

Real Estate Questions

- 1)Have property values increased or decreased in the Yeoville-Bellvue area?
- 2)Why has the value of houses increased/decreased over the years.
- 3)Are sales good or bad at the moment.
- 4)Why are the sales the way they are at the moment.
- 5)Do you know of any abandoned or hi-jacked houses in the area.
- 6)How do houses get Hi-Jacked.
- 7) What feelings do you have towards the Yeoville Bellveu area.

Adrienne Hersch Properties

Interview with Mr Brian Dlamini

- 1)Increased. A R450 000 house would of cost R250 000 3 years ago.
- 2)Because there is a demand for houses in this area.
- 3)Slow. But houses do sell after price negotiation. There are a lot of foreigners who buy houses in this area. They like to convert them to B+B's to make money.
- 4)Because of the global recession and people cannot pay the 10% deposit required,
- 5)Yes, but i can't say.
- 6)The owners neglect them and people then move in and claim ownship. People also stop paying rent and refuse to leave.
- 7)A fine area with good houses, but is quiet dangerous towards Rockey Street. There are To many Foriegners.

Gilbert Estates

Interview with Arlette (not willing to give surname)

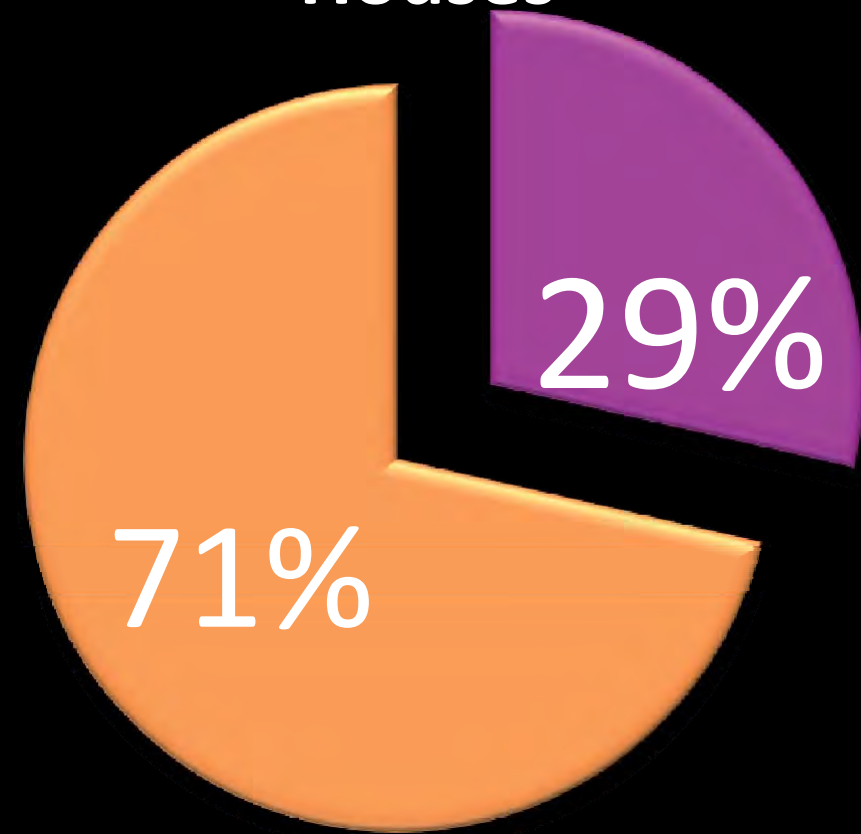
- 1)They Decresed.A R380 000 house would of cost R450 000 3 years ago.
- 2)Due to the global recession. The recession has effected property sales in the yeoville-Bellevue area.
- 3)Very very slow and difficult.
- 4)Due to the global recession. It has effected the people. Banks are not giving loans very easily anymore and a 10% deposit is required.
- 5)Yes, but i can't tell u where they are exactly.
- 6)People stop paying rent and refuse to leave. They say the owners must issue an eviction but this is a lengthy process. Surrounding propery values decrease
- 7) A good area to sell houses but an area with a bad influence of people such as the foreigners living in this area.

Lizze Czasch Kodise Properties

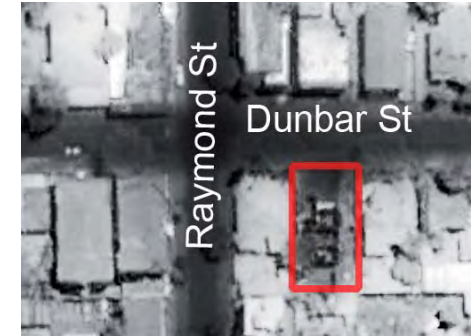
Interview with Samual Onulumi

- 1)Increased. A R750 000 house would of cost R400 000 3 years ago.
- 2)Interest rates have increased, rentals are high therefore it increses the value, and there is a demand for houses in the Yeoville-Bellevue area.
- 3)Very slow, but eventually a house for sale will sell.
- 4)A 20% deposit is required, and very few loans are given. FNB has stopped given loans. Only ABSA and Nedbank are giving loans.
- 5)No.
- 6)A nice area but needs a lot of cleaning up and work.

Ratio: Abandoned/Hijacked Houses to Sale Houses



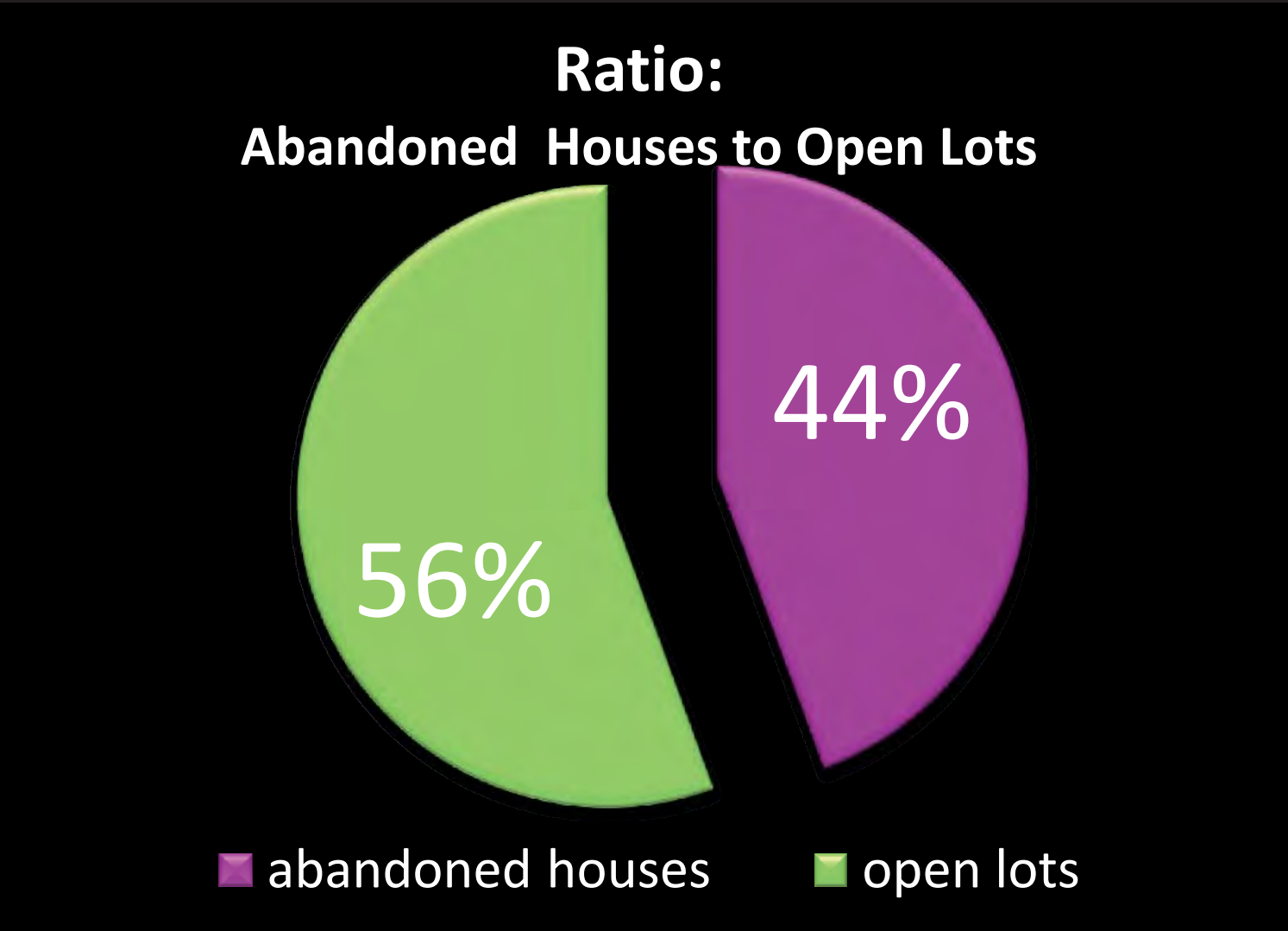
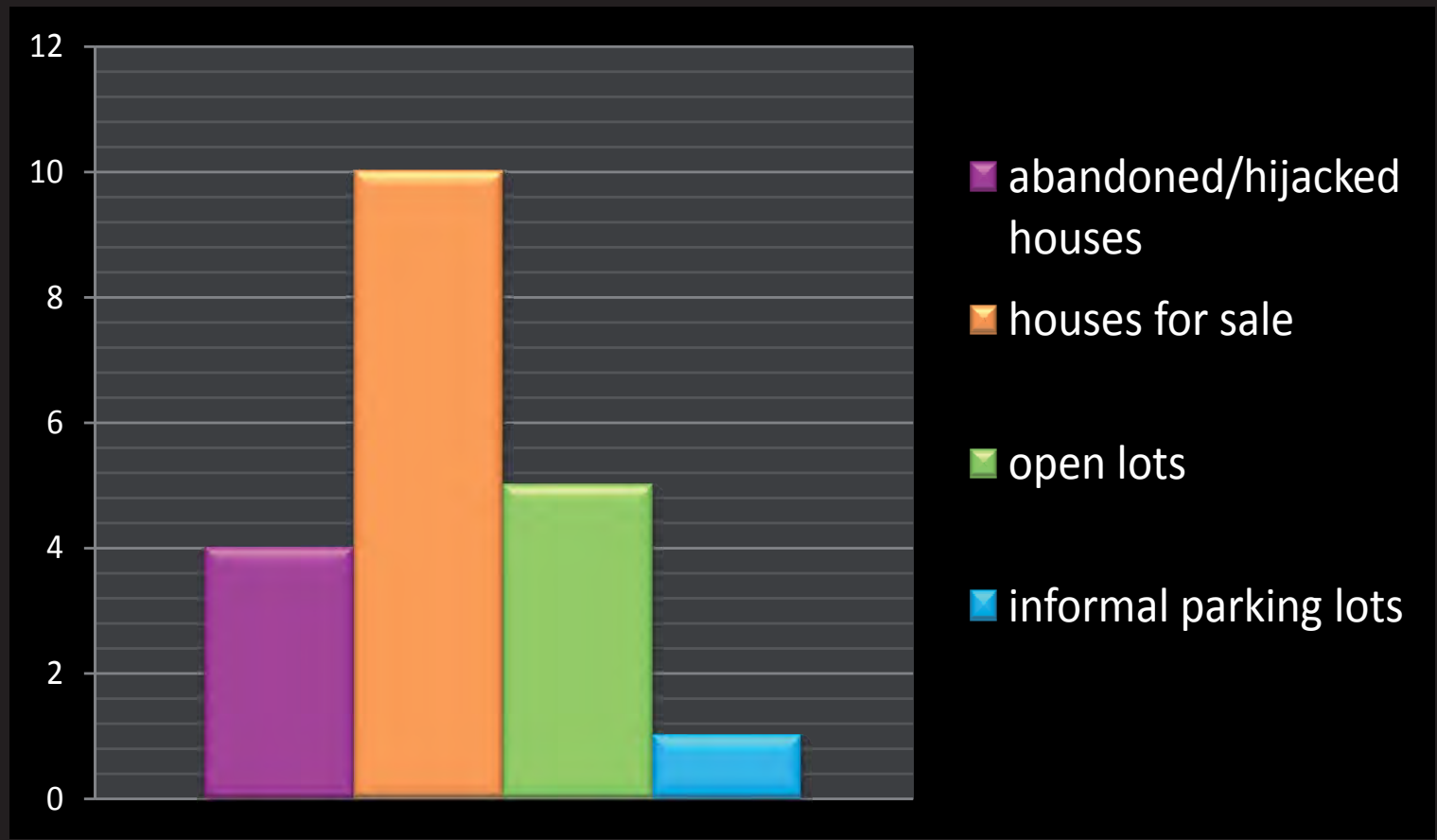
- abandoned/hijacked houses
- houses for sale



Looking at the four abandoned houses, the house that would be most suitable to use as a platform where redevelopment could take place is #11 **“Victoria Ngobile Kunene”**.

The house is burnt-out and in a half standing state making it the ideal choice to be demolished. This site can then be used for social housing purposes

Sub-evaluated Conclusion



From the pie chart we can deduce that open lots are more freely available in comparison to abandoned houses.

The development footprint is less invasive if the use of an open lot is utilised because there will be less of a noticeable change in the community and a portion of Yeoville that was not adding to the community can now become a vital asset.

Combined Evaluated Conclusion