

Royal Maitland Development: Inner City Re-generation Project

Cape Town Community Housing
Company (Pty) Ltd



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Locality



Locality



Locality (Continued)



Background

- Mission: Was to create a desirable living area within the City, with a medium density scheme that contributes to the development of Maitland
- Royal Maitland, long neglected from an urban investment point of view
- Unlikely “Neighbour”
- NIMBY Factor
- Target beneficiaries – non subsidy, gap market
- While sectional title it is easily conceivable as a social housing scheme in its:
 - Layout;
 - Design; and
 - Contribution to renewal of an urban area

Unit Design

- Single / Double Storey Blocks
- Double Storey
 - 1 & 2 Bedroom Ground Floor
 - “One” Bedroom Loft units on first floor with loft on mezzanine level
 - Can become one or two rooms with dry walling thus becoming 2 or 3 bedroom unit
- Single Storey
 - “One” Bedroom Loft units on first floor with loft on mezzanine level
 - Can become one or two rooms with dry walling thus becoming 2 or 3 bedroom unit
- All units have full bathroom and open plan kitchen and lounge / dining room



Pricing

PHASE 1					
Description	Size m ²	Price (All inclusive)	Bond Repayment ("105%")	Minimum Household Income	Minimum Household Income / per Partner
1 Bed Roomed	45	R 155,000	R 1,547	R 5,158	R 2,579
2 Bed Roomed	60	R 205,000	R 2,047	R 6,822	R 3,411
Loft Unit (1 to 3 Bed Roomed)	74	R 255,000	R 2,546	R 8,486	R 4,243
PHASE 2					
Description	Size m ²	Price (All inclusive)	Bond Repayment ("105%")	Minimum Household Income	Minimum Household Income
1 Bed Roomed	45	R 182,900	R 1,826	R 6,087	R 3,043
2 Bed Roomed	60	R 241,900	R 2,415	R 8,050	R 4,025
Loft Unit (1 to 3 Bed Roomed)	78	R 320,000	R 3,195	R 10,649	R 5,325

-Building Costs

-18 Months Lag

Density, Planning & Layout

- 109 unit / hectare 50 / 100 % higher than in surrounding areas
- Units overlook pedestrian and public spaces
- River Stone vs. less Tar
- Complex Walled with Columns and Palisade Fencing & Security Entrance
- Laundry
- Parking is sold with unit
- NB!..... what was promised to surrounding community was kept !



Promised



Delivered

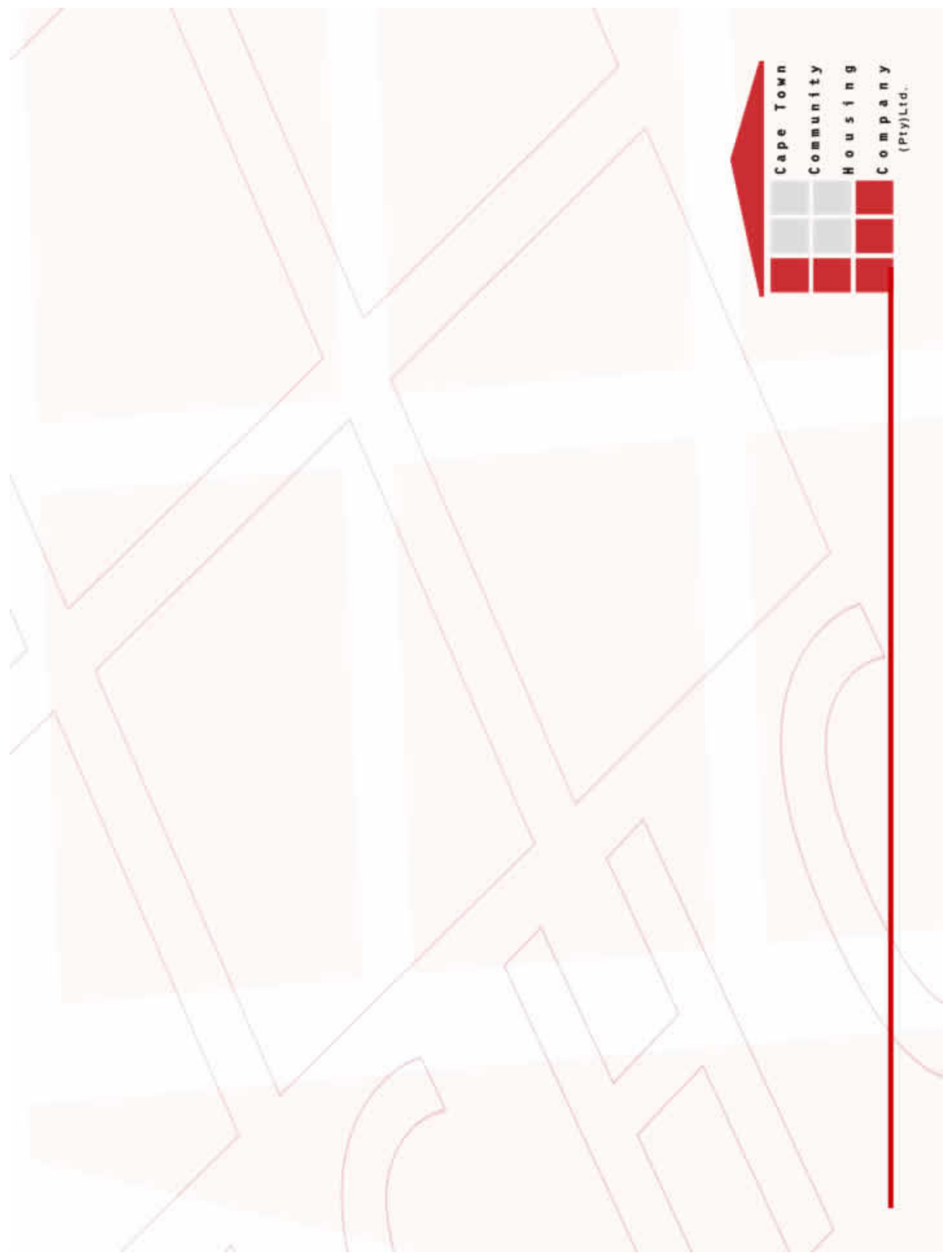




Other Lessons Learnt

- Show unit preferable to first time buyers
- Can serve middle and lower income
- Locational advantages outweigh site negatives
- Opportunistic investors will exploit if allowed.
- Integration easier in some areas than others (racially mixed)





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Close

