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## Annexure A: Research database/ Interview schedule

Company Name	Person Targeted	Position	Tel. No.	National/ Regional/ Local Player	Email address	Project of involvement	Accepted invite (Y/N) Date
<b>Property developers/ investors/ financiers</b>							
Olitski Property Holdings	Gerald Olitski	Managing Director	011 833 5777/ 082 900 0229	Local	<a href="mailto:gerald@oph.co.za">gerald@oph.co.za</a>	Redeveloped the Ghandi Square	Yes - 16/08/2006
Liberty Life Properties	Roger Corlett	Managing Director	011 408 5001 072 999 9600	National	<a href="mailto:corletr@libertyproperties.co.za">corletr@libertyproperties.co.za</a>	Was involved in the Braamfontein Regeneration Project	Yes - 24/07/2006
Standard Bank Properties	Rory (Robert) Roriston	Director: Corporate Advisory Services	011-770 8246	National	<a href="mailto:rroriston@standardbank.co.za">rroriston@standardbank.co.za</a>	Newtown, Braamfontein and financial district upgrading	Yes - 01/08/06
ApexHi Properties	David Rice	Managing Director	011 283 0150/ 082 568 2236	National	<a href="mailto:davidr@apexhi.co.za">davidr@apexhi.co.za</a>	Braamfontein. Purchased and refurbished numerous buildings downtown.	Yes - 18/07/2006
Aengus Property Holding	Richard Rubin	Managing Director	011 327 3001/ 442 1881/ 082 909 9991	National	<a href="mailto:richard@aengus.co.za">richard@aengus.co.za</a>	Various building refurbishments in Braamfontein	Yes - 11/10/2006
ZenProp Property Holding	Rodney Weinstein	CEO	011 217 7700/ 082-417 4227	National	<a href="mailto:rodney@zenprop.co.za">rodney@zenprop.co.za</a>	Refurbished and developed office parks in Braamfontein	Yes - 17/08/2006
Heriot Properties	Steven Herring	Director	011 784 4459/ 082 925 0962	Regional	<a href="mailto:sherring@heriot.co.za">sherring@heriot.co.za</a>	Redeveloped a shopping centre next to Park station	Yes - 17/08/2006
Itemba Properties Trust	Brian Miller	Managing Director	011-484 7559/ 011 484 6705	Local	<a href="mailto:ithemba@tiscalli.co.za">ithemba@tiscalli.co.za</a>	Braamfontein: Dudley house and Hillbrow: Esselin Towers	Yes - 31/07/2006
VUSANI Property Investments/ South Point	Mervyn Serebro	CEO	011 447 2160/ 082 411 4854	Local	<a href="mailto:mervyn@southpoint.co.za">mervyn@southpoint.co.za</a>	Refurbished numerous residential blocks in Hillbrow and downtown Johannesburg	Yes - 23/08/2006
Flatmart/ Jozi Housing	Sandy Baans	CEO	011 642 3911/ 083-708 9988/	Local	<a href="mailto:sandy@jozihousing.co.za">sandy@jozihousing.co.za</a>	Residential refurbishments in wider inner city	Yes - 22/08/2006
Connaught Properties	George Palmer	Managing Director	011 725 2737/ 082 903 1852	Local	<a href="mailto:info@connaught.co.za">info@connaught.co.za</a>	Successfully refurbished Blauwberg block of flats at Cnr Kaptein & Twist Street - Hillbrow	Yes - 21/08/2006
Trust for Urban Housing Finance (TUHF)	Paul Jackson	CEO	011 276 1440/ 082 387 8360	National	<a href="mailto:paul@tuhf.co.za">paul@tuhf.co.za</a>	Assisted property developers with finance for regeneration projects	Yes - 28/09/2006
Affordable Housing Company - AFHCO	Renney Plitt	Managing Director	011 221 8300/ 083 658 2464	Local	<a href="mailto:Renney@afco.co.za">Renney@afco.co.za</a>	Refurbished and let residential buildings in various parts of the inner city	Yes - 23/08/2006



FNB Properties	John Loos	Property Strategist	011 371 8109/ 17392	National	<a href="mailto:john.loos@fnbcommercial.co.za">john.loos@fnbcommercial.co.za</a>	Financial District and Main Street regeneration projects	Yes - 13/11/2006
Urban Oceans properties	Christo van Zyl	Director: Sales	011 838 9879/ 082 800 7008	National	<a href="mailto:christo@urbanocean.co.za">christo@urbanocean.co.za</a>	Refurbished numerous buildings the Financial District	Yes - 19/07/2006
Metropolitan Life Properties	Steven Matabane	Head of Property Department	011 240 2250/ 0860 687 687	National	<a href="mailto:smatabane@metropolitanlife.co.za">smatabane@metropolitanlife.co.za</a>	Braamfontein Project. Owns a number of buildings downtown which have been refurbished and let.	Yes - 17/11/2006
Absa Real Estate Management	Leon van der Merwe	Manager: Property Solutions	011 671 7617/ 082 463 1568	National	<a href="mailto:leonvdm@absa.co.za">leonvdm@absa.co.za</a>	Financial District and Main Street regeneration projects	Yes - 08/08/2006
Madulamoho Housing	Christopher Lund	Director: Finance	011 241 6913/ 082 374 0621	Local	<a href="mailto:chris@communalhousing.co.za">chris@communalhousing.co.za</a>	Redeveloped the famous Europa House in Hillbrow into a sectional title block of flats	Yes - 31/07/2006
Circlevest Properties	Gustav Holtzhausen	Managing Director	012 460 9991/ 083 565 5222	Regional		Refurbished and sold flats in Marshalltown, Bramfontein, Yeoville and Financial District	Yes - 22/08/2006
Circlevest Properties	Gustav Holtzhausen	Managing Director	012 460 9991/ 083 565 5222	Regional		Various projects in Marshalltown	Yes - 28/07/2006
Atterbury Property Developments	Trevor Mkhwanazi	Partner/ Shareholder	011 706 1176/ 082-805 0146	National	<a href="mailto:trevor@atterbury.co.za">trevor@atterbury.co.za</a>	Various projects in Marshalltown	Yes - 28/07/2006
Old Mutual Properties	Annaleze Simon	Regional General Manager	011 202 6000/ 072 610 9913	National	<a href="mailto:alsimon@oldmutual.com">alsimon@oldmutual.com</a>	Investment throughout inner city (one of the major landlords)	Yes - 03/08/2006
City Property Administration	Scott Jones	General Manager	011 378 3200/ 082 901 4148	Regional	<a href="mailto:Scottj@cityprop.co.za">Scottj@cityprop.co.za</a>	Has numerous regeneration projects throughout the CBD	Yes - 14/08/2006
Jungle Holdings/ Adam Levy & Associates	Adam Levy	Managing Director	011 712 0700/12 082 857 2212	Local		Converted old buildings into luxury apartments next to the Nelson Mandela Bridge in Braamfontein	Yes - 29/08/2006
Lifestyle Loft Apartments	Ricci Pollack	Director	011 482 9575/ 082-332 1740	Local	<a href="mailto:lofts@absamail.co.za">lofts@absamail.co.za</a>	Did the conversion of the Refinery	Yes - 28/08/2006
City Bridge Developers	Stuart Entwistle	Managing Director	011 447 8101/ 082 553 9712	Regional		Upgraded building 101 Jorisen Street Braamfontein	Yes - 24/01/2007
Atlas Studios	Jonathan Gimpel	Director	011 482 7111/ 082 775 8076	Local	<a href="mailto:jonathan@atlasstudios.co.za">jonathan@atlasstudios.co.za</a>	Teamed up with Steven & Justin Blend in a project known as 'New Braamfontein'	Yes - 17/10/2006
Badiri Housing Association	Reinius Mtema	Manager	011 838 4493/ 082 569 7162	Regional	<a href="mailto:renius@badiri.co.za">renius@badiri.co.za</a>	Did social housing in Pritchardt St.	Yes - 29/08/2006
Key Capital	Rhett Talbert	Director	072 741 0222/ 082 464 6765	National	<a href="mailto:keycapital@mweb.co.za">keycapital@mweb.co.za</a>	Redeveloped the Casa Garage Property Site	Yes - 30/08/2006
Living Africa Property Group	Andrew Gillibrand	Director	011 336 9401/ 083 789 9360	Local	<a href="mailto:andrew@livingafrica.co.za">andrew@livingafrica.co.za</a>	Various buildings refurbishments in the inner city	Yes - 31/08/2006



Marks Property	Anthony Marks	Managing Director	011 339 5861/ 082 378 5468	Local	<a href="mailto:rentcor@hotmail.com">rentcor@hotmail.com</a>	Various buildings refurbishments in the inner city	Yes - 08/09/2006
Moonsilk Investments	Mark Tantum	Managing Director	011 493 4978/ 083 264 5278	Local	<a href="mailto:murtan@global.co.za">murtan@global.co.za</a>	Various buildings refurbishments in the inner city	Yes - 07/09/2006
Pendula Property Investment	Craig McMurray	Managing Director	083 445 8534	Local	<a href="mailto:pendula@ananzi.co.za">pendula@ananzi.co.za</a>	Various building in the inner city	Yes - 06/09/2006
Re-imagine Property	John Lambrou	Director - Shareholder	011 628 6112/ 082 556 8554	Local	<a href="mailto:john@virgincosmetics.co.za">john@virgincosmetics.co.za</a>	Various buildings in the inner city	Yes - 06/09/2006
Refresh realty	Michael Waugh	Director	011 487 0504/ 084 684 7171	Local	<a href="mailto:refreshrealty@icon.co.za">refreshrealty@icon.co.za</a>	Various buildings in the inner city	Yes - 05/09/2006
Dawie Swart Properties	Dawie Swart	Owner/ Director	082 445 0271	Local	<a href="mailto:dawie@vizual.co.za">dawie@vizual.co.za</a>	Various buildings in the inner city	Yes - 06/09/2006
Telsteel	Dennis Lobel	Director	011 402 0211/ 082 819 0804	Local	<a href="mailto:telsteel@mweb.co.za">telsteel@mweb.co.za</a>	Involved in construction and refurbishment of own buildings, including a school and let them out	Yes - 06/09/2006
Urban Task Force Investments	Jonathan Cohen	Managing Director	011 725 2956/ 073 380 8492	Local	<a href="mailto:jono@sentechsa.com">jono@sentechsa.com</a>	Various buildings in the inner city	Yes - 04/09/2006
Johannesburg Housing Company (JHC)	Dombolo Masilela/ Taffy Adler	Manager: Marketing & Communications	011 241 6902/ 082 524 9811			Social housing developments together with the city of Johannesburg. Also developed the successful Brickfield apartments	Yes - 21/08/2006
Bachelor Still Green/ ta 44 Stanley	Brian Green	Director	083 325 1316	Local	<a href="mailto:admin@44stanley.co.za">admin@44stanley.co.za</a>	Built loft apartments in Mining district	Yes - 28/09/2006
JD Group	Ivan Levy	Managing Director	011 408 0408	Local		Braamfontein project	No - DECLINED
Sappi	Andre Oberholzer	Manager Corporate Affairs	011 555 5555	Local	<a href="mailto:Andre.Oberholzer@sappi.com">Andre.Oberholzer@sappi.com</a>	Braamfontein regeneration project	No - DECLINED
Skyway cc	Dr. Moosa Peer	Owner/ Director	011 678-1911	Local	<a href="mailto:skyway@gpnet.net">skyway@gpnet.net</a>	owns numerous buildings in Hillbrow, Yeoville and Berea	Yes - 28/08/2006
Simon van der Loo	Simon van der Loo	Independent Developer	082-457-3092	Local		Owns buildings in Yeoville and Braamfontein which were refurbished and let	Yes - 26/07/2006
Nedbank Properties	Manie Annedale	Regional Manager	011 294 4444			Has property interests throughout the inner city and financed numerous regeneration	No – DECLINED
Omeida Trading 178	Matthews Buthelezi	Managing Director	011 485 2765 / 082 777 8448	Regional	<a href="mailto:buthelzimb@starmail.co.za">buthelzimb@starmail.co.za</a>	Does property investment and management in Yeoville	No - DECLINED



Omni Investments	James Prevost	Director	011 485 2765 / 082 777 8448	Local	<a href="mailto:jp@iafrica.com">jp@iafrica.com</a>	Property development in Yeoville and Berea	No - DECLINED
<b>Out of 46 targeted, 41 accepted the invitation</b>							
<b>Regeneration/ Property Consultants/ Researchers</b>							
Urban Inc.	Neil Fraser	Co- Director	083 456 0242	National	<a href="mailto:neil@urbaninc.co.za">neil@urbaninc.co.za</a>	Former CEO of Central Johannesburg Partnership, a respected proponent of urban regeneration.	Yes - 18/07/2006
Albonico Sack Architects & Urban Designers	Monica Albonico	Director	011 403 7726/ 083 277 6410	National	<a href="mailto:monica@albosack.co.za">monica@albosack.co.za</a>	Project managing consultants for Braamfontein Regeneration Project	Yes - 02/10/2006
Kagiso Urban Management	John Spiropoulos	Director	011 537 0650/ 083 260 6678	Local	<a href="mailto:john@kum.co.za">john@kum.co.za</a>	Involved in CIDs in Braamfontein and all over inner city	Yes - 13/09/2006
Viruly consulting	Prof Francois Viruly	Director	011 728-0751/ 011 728 2341	National	<a href="mailto:fviruly@viruly.co.za">fviruly@viruly.co.za</a>	Provides consulting services, focusing mainly on property developments	Yes - 13/10/2006
International Organisation Development, South Africa (IOD)	Steve Topham	Managing Director	011 832 3090/ 082 452 4255	International	<a href="mailto:steve@iod-sa.com">steve@iod-sa.com</a>	Involved in the inner city since the cradle of urban regeneration.	Yes - 21/08/2006
Prof John Luiz	Prof John Luiz	Researcher	011 717 3578/ 083 531 6390	International	<a href="mailto:luiz.j@wbs.wits.ac.za">luiz.j@wbs.wits.ac.za</a>	Conducted a research on the performance indicators of regeneration for JDA: Progress in the city 2003, 2004	Yes - 19/09/2006
HMJ Prins Architects	Herbert Prins	Co-Director	011 646 9643/ 083 277 4720	Local	<a href="mailto:hprins@accessweb.co.za">hprins@accessweb.co.za</a>	Various projects in the inner city	Yes - 24/08/2006
YDL Property Educationist	Anton de Leeu	CEO	083-408 9988	National	<a href="mailto:anton@ydl.co.za">anton@ydl.co.za</a>	CBD/ Inner City and various property education projects	Yes - 27/09/2006
Urban Dynamics	Jean-luc Limacher	Director	011 482 4131	National	<a href="mailto:jean-luc@urbandynamics.co.za">jean-luc@urbandynamics.co.za</a>	Various projects in the inner city	Yes - 01/02/2007
Urban Econ	Hein Du Toit	Partner	012 342 8686/ 082 898 8667	National	<a href="mailto:hein@urban-econ.com">hein@urban-econ.com</a>	Did Inner city economic analysis (including property market activities)	Yes - 06/02/2007
Josie Adler	Josie Adler	Managing Partner	011 442 7125/ 083 695 5227	Local	<a href="mailto:adlersj@mweb.co.za">adlersj@mweb.co.za</a>	Consultancy work in the inner city	Yes - 13/09/2006
Urban Solutions	Paul Wygers	Managing Director	011 833 7622/ 082 600 8191	National	<a href="mailto:paul@urbansolutions.co.za">paul@urbansolutions.co.za</a>	Numerous projects in the inner city	Yes - 28/09/2006
Andrew Barker Development Consultants	Andrew Barker	Owner/ Manager	011 680 9791/ 083 274 4424	Local	<a href="mailto:andrew@andrewbarke.co.za">andrew@andrewbarke.co.za</a>	Various projects	Yes - 21/09/2006
Centre for Development & Enterprise (CDE)	Ann Bernstein	Managing Director	011 482 5140	International	<a href="mailto:info@cde.org.za">info@cde.org.za</a> or <a href="mailto:laura@cde.org.za">laura@cde.org.za</a>	Business lobby organisation. Also does development consultancy	No – DECLINED



Andreas Bertoldi Consulting	Andreas Bertoldi	Owner/ Manager	011 447-0272/ 083 289 4135	Local	<a href="mailto:andreas.bertoldi@iafrica.com">andreas.bertoldi@iafrica.com</a>	Various projects	Yes - 26/09/2006
John Dewer	John Dewer	Owner Manager	011 784 5505	Local	-	Various	No - DECLINED
Savage & Dodd Architects	Heather Dodd	Partner	011 782 8188/ 083 227 7395	Local	<a href="mailto:heather@savegedodd.co.za">heather@savegedodd.co.za</a>	Various consultancy work in Braamfontein and Newtown	Yes - 21/09/2006
Fee & Challis Architects	Robin Fee	Managing Director	011 492 2971/ 083 440 0901	National	<a href="mailto:architecture@feechal.co.za">architecture@feechal.co.za</a>	Various projects in the inner city	Yes - 29/09/2006
Hamlyn Gebhart Quantity Surveyors	Tony Gebhardt	Partner	011 341 0057/ 082 495 8043	Regional	<a href="mailto:reception@hamlyngebhart.co.za">reception@hamlyngebhart.co.za</a>	Various projects	Yes - 26/09/2006
JTN Consulting Services CC	Georgina Jaffee	Managing Member	011 460 1579/ 082 413 1065	Local		Various projects	Yes - 20/09/2006
Steven Jaspen & Associates	Steven Jaspen	Director	011 728 0042	National	<a href="mailto:steve@sja.co.za">steve@sja.co.za</a>	Various projects	Yes - 01/11/2006
Finlay & Associates	Lynette Finlay	CEO	011 807 4724/ 083 629 8534	National	<a href="mailto:nicolem@finlay.co.za">nicolem@finlay.co.za</a>	Various projects	No - DECLINED
Motsepe Architects	Fanuel Motsepe	Owner/ Manager	011 783 5558/ 083 327 7377	Regional	<a href="mailto:motsepe@yahoo.com">motsepe@yahoo.com</a>	Consultancy work in the inner city	Yes - 29/09/2006
Matthew Nel & Associates	Matthew Nel	Director	011 447 6388/ 083 251 2441	National	<a href="mailto:matthew@barmat.co.za">matthew@barmat.co.za</a>	Consultancy work in the inner city	Yes - 04/10/2006
Urban Skywalkers	Graeme Reid	Managing Director	011 447 6388/ 083 256 1343	International	<a href="mailto:graeme@urbanskywalkers.co.za">graeme@urbanskywalkers.co.za</a>	Former CEO of the JDA	Yes - 12/10/2006
Kecia Rust	Kecia Rust	Director/ Owner	083 785 4964/ 011 880 7694	Regional	<a href="mailto:kecia@iafrica.com">kecia@iafrica.com</a>	Consultancy work in the inner city	Yes - 07/11/2006
AHIMSA Consulting cc	Yetish Govind	Manager	011 680 8506	Regional	<a href="mailto:yetish@ahimsa.co.za">yetish@ahimsa.co.za</a>	Consultancy work in the inner city	No – DECLINED
GAPP	Barry Senior	Managing Partner	011 481 6484	National	<a href="mailto:barry@gapp.net">barry@gapp.net</a>	GIS work in the inner	Np – DECLINED

**Out of 28 targeted, 23 accepted the invitation**

**Property Managers/ Brokers/ Agents**

Gensec Property Services	Kura Chihota	National Leasing Manager	011 236 4444/ 082 339 4004	National	<a href="mailto:Kura.Chihota@gensecprop.com">Kura.Chihota@gensecprop.com</a>	Manages various building in Johannesburg inner city	Yes - 17/07/2006
Trafalgar Property & Financial Services	Andre Cilliers	Regional Letting Manager	011 642 0166/ 082 452 5760	National	<a href="mailto:andrec@trafalgar.co.za">andrec@trafalgar.co.za</a>	Manages various buildings throughout the inner city. Also publish the Inner city performance report.	Yes - 14/09/2006
JHI Property Management	Sandy Pillay	Senior Portfolio Manager	011 441 0123/ 083 235 5055	National		Publish annual Property Report on performance of inner city portfolio	Yes - 11/09/2006
ADPROP Property Mngt	Les Inglestone	Managing Director	011 643 3111/ 083 675 6647	Regional	<a href="mailto:adprop@mweb.co.za">adprop@mweb.co.za</a>	Manages various buildings throughout the inner city.	Yes - 16/08/2006





Pace Property Group	David Green	Managing Director	011 217 5959	National	<a href="mailto:yolanda@pace.co.za">yolanda@pace.co.za</a>	Manages various buildings in Braamfontein	Yes - 20/10/2006
City Trust Property Management	Mitch van den Bos	Managing Director	011 957 2804/ 082 553 2846	Regional	<a href="mailto:mitch@citytrust.co.za">mitch@citytrust.co.za</a>	Manages and owns various buildings in the inner city	Yes - 04/10/2006
CPR Property Management	Ivor Locke	Director	011 402 3954/ 082 857 9560	Local	<a href="mailto:ilocke@cprpropertymanagement.co.za">ilocke@cprpropertymanagement.co.za</a>	Manages various buildings in the inner city	Yes - 23/10/2006
Framework Property Group	Joel Neuhaus	Director	011 481 7444/ 082 663 3772	Local		Various buildings in the inner city	Yes - 01/09/2006
Zulberg Estates	Joel Tallman	Director	011 487 1152/ 082 441 3468	Regional	<a href="mailto:joel@zulbergestates.co.za">joel@zulbergestates.co.za</a>	Various buildings in the inner city	Yes - 09/10/2006
Citynet Property Group	Nick Obel	Director	011 483 3930/ 082 551 7146	Regional	<a href="mailto:nick@citynet.co.za">nick@citynet.co.za</a> or <a href="mailto:nick@masingitac.co.za">nick@masingitac.co.za</a>	Various buildings	Yes - 11/10/2006
Broll Properties	Joy Coplan	Broker/Consultant	011 441 4304/ 082 490 9767	National	<a href="mailto:joy@brollproperties.co.za">joy@brollproperties.co.za</a>	Manages various buildings in the inner city	Yes - 21/09/2006
3-D Properties	Lawrence Zikalala	Property Manager	011 403 2334/ 083 525 3645	National	<a href="mailto:lzikalala@3dproperties.co.za">lzikalala@3dproperties.co.za</a>	Manages various buildings in the inner city	Yes - 19/10/2006
James Laing Real Estate	Sean Magee	Managing Director	011 787 8777/ 082 321 2236	Local	<a href="mailto:sporm21@hotmail.com">sporm21@hotmail.com</a>	Manages various buildings in the inner city	No - DECLINE
Heartland Property	Paul McAfee	Managing Director	011 606 5000/ 083 675 9365	National	<a href="mailto:mcafee@heartland.co.za">mcafee@heartland.co.za</a>	Manages various buildings in the inner city	No - DECLINE
Dijalo Properties	Saul Gumede	Director	011 838 3928/ 082 371 2493	Regional	<a href="mailto:saul.gum@dijalo.co.za">saul.gum@dijalo.co.za</a>	Manages various buildings in the inner city	Yes - 05/10/2006
Homebuyers Property Group	Kevin Fine	Joint CEO	011 809 2436	Local		Various buildings	No - DECLINED
Greenwich Property Management cc	Geoff Thompson	CEO	011 454 3670	International	<a href="mailto:greenwic@global.co.za">greenwic@global.co.za</a>	Various buildings	Yes - 06/02/2007
Urban Real Estate	Brett Newby	Director	011 888 7878	Local	<a href="mailto:tammie@urban.co.za">tammie@urban.co.za</a>	Various buildings	No - DECLINED
African Pearl Management	Paul Gonsalves	Director	011 433 3868 / 0837956548	Local	<a href="mailto:paul@africanpearl.co.za">paul@africanpearl.co.za</a>	Various buildings	No - DECLINED
Jigsaw Property Holding	Craig van Rooyen	Director	011 648 7274	Local		Various buildings	No - DECLINED
Africa Olive Trading (Pty) Ltd	Martin Dzviti	Director	011 318 2536 / 082 3329024	Local	<a href="mailto:dzvitim@worldonline.co.za">dzvitim@worldonline.co.za</a>	Manages various buildings in the inner city	No - DECLINED

**Out of 21 targeted, 14 accepted the invitation**

**Annexure B: Interview questionnaires**

**Interview with property developer/ investor/ financier:**

**Name of Company:**-----  
**Name of person:**-----  
**Position in company:**-----  
**Date of interview**-----**Time Start**----/**Time End**----/-----

Questions:\ -----

**Section A:           General questions**

1.     Where is your company based (i.e. operating from)?-----
2.     For how long has your company been involved in urban regeneration projects?-----
3.     What type of business activities does your company do in relation to urban regeneration?-----
4.     What does your urban regeneration portfolio mainly comprise of (e.g. commercial, residential or industrial)? -----
5.     In which part of Johannesburg are your regeneration projects/buildings located?-----

**Section B:   The inner city after the start of urban regeneration**

6.     In your opinion has inner city regeneration produced any substantial positive outcomes to motivate for continued private sector patronage of the inner city? Y/N-----
- 6.1    If the answer to the above question is YES, please name them-----
7.     What are the main factors that motivate your company to invest in the Johannesburg Inner City environment since urban regeneration started?---
8.     What are the main problems or hindrances that you have identified in your involvement in urban regeneration or that you associate with the Johannesburg Inner City as a business location and a potential investment area?-----
9.     Do you consider these problems to be a threat to your long-term investment ambitions in the inner city? (Y/N)-----
10.    What do you think should be done (e.g. by municipality) to eradicate or minimize the impact of those problems or hindrances identified above and to create an environment that better enhances the prospects of private sector return to and investment in the inner city?-----



- 11. Which part(s) of the Johannesburg Inner City do you consider to be the best location(s) for business or good investment area(s)?-----  
-----
- 12. What is your opinion about urban regeneration and social issues? Has it addressed social issues in the inner city e.g. low cost housing, education, community welfare projects etc? (Y/N)-----
- 13. Has your company been involved in social programmes or projects in the inner city e.g. low cost housing, education, community welfare projects etc. as part of your involvement in urban regeneration? (Y/N)-----
- 13.1 If NOT, why NOT -----  
-----
- 13.2 If the answer to the above question is YES please explain the type of projects you were involved in?-----  
-----

**Section C: POLICY INSTRUMENTS DESIGNED TO ATTRACT PRIVATE SECTOR INVESTMENT IN THE INNER CITY**

**Section C<sub>1</sub>: On the urban regeneration agency (i.e. the Johannesburg Development Agency – JDA)**

- 14. The City of Johannesburg has created a regeneration agency – the Johannesburg Development Agency (JDA) - which, among other things, facilitates private investment and effective urban regeneration. Do you consider this institution particularly effective and efficient in terms of its mandates? (Y/N)-----
- 14.1 If the answer to the above is YES, in which areas (i.e.functions) is this organization effective?-----  
-----
- 15. What are the shortfalls or limitations that you have identified in this organization; or what do you think it needs to focus on in order to be more efficient and meet market expectations?-----  
-----
- 16. The City of Johannesburg has introduced the **Better Buildings Programme** (BBP) to facilitate the expropriation of derelict buildings to be sold to private sector for redevelopment, conversions or refurbishment. What is your opinion about that programme in terms of its efficiencies and limitations?-----  
-----

**Section C<sub>2</sub>: On the impact of crime on private sector and efficiency of crime combating mechanisms**

- 17. Do you consider crime to be one of the major problems/ impediments to private sector investors like yourself in the inner city area? (Y/N)-----
- 17.1 If the answer to the above question is YES, please explain the impact of crime in the inner city or how does it affect your business or investment decisions?-----  
-----



- 18. Do you consider JMPD and SAPS effective in crime prevention) Y/N-----
- 19. Do you consider CCTV cameras and CIDs effective as crime combating measures? (Y/N)-----
- 20. What else do you think needs to be done (e.g. by local authorities) to deal with crime problem in the Johannesburg Inner City?-----

**Section C<sub>3</sub>                    On the Urban development Zones (UDZ)**

- 21. What do you consider to have been the main advantages or benefits of the UDZ concept in the inner city since its introduction?-----
- 22. What do you consider to be the shortfalls of the UDZ? (both as a concept and in practice)-----
- 23. Would you consider UDZ initiative and its tax benefits to be sufficient as the main motivating factor for your company to be involved and invest in the Johannesburg Inner City area? (Y/N-----
- 23.1 If the answer is NO, what else should be done to attract private investment or to enhance the UDZ concept and make it work better?-----
- 25. Is your company involved in Urban Development Zone (UDZ) and registered for tax concessions? (Y/N)-----

**Section C<sub>4</sub>:                    On City Improvement Districts**

- 26. What do you consider to be the value that CIDs add in the inner city life or in which functions are CIDs most effective?-----
- 27. What, in your opinion, are the limitations that CIDs face?-----
- 28. What, in your opinion, can be done to improve or enhance CIDs and CID organizations?-----

\* /END OF QUESTIONNAIRE/ \*



**Interview with regeneration/ property consultant<sup>66</sup>:**

**Name of Company:**-----

**Name of person:**-----

**Position in company:**-----

**Date of interview:**-----**Time Start:**----/**Time End:**----/-----

Questions:\-----

**Section A:           General questions**

1.     Where is your company based (i.e. operating from)?-----  
-----
2.     For how long has your company been involved in urban regeneration projects?-----
3.     What type of business activities does your company do in relation to urban regeneration?-----

**Section B:   The inner city after the start of urban regeneration**

4.     In your opinion has inner city regeneration produced any substantial positive outcomes to motivate for continued private sector patronage of the inner city? Y/N-----
- 4.1    If the answer to the above question is YES, please name them-----
5.     What, in your opinion, are factors that motivate private sector to invest in the Johannesburg Inner City since regeneration started?-----
6.     What are the main problems or hindrances that you have identified in your involvement in inner city regeneration or that you associate with the Johannesburg Inner City as a business location and a potential investment area?-----
7.     Do you consider these problems to be a threat to private sector’s long-term investment ambitions in the inner city? (Y/N)-----
8.     What do you think should be done (e.g. by municipality) to eradicate or minimize the impact of those hindrances identified above and to create an environment that better enhances the prospects of private sector return to and investment in the inner city?-----
9.     Which part(s) of the Johannesburg Inner City do you consider to be the best location(s) for business or good investment area(s)?-----
10.    What is your opinion about urban regeneration and social issues? Has it addressed social issues in the inner city e.g. low cost housing, education, community welfare projects etc? (Y/N)-----

<sup>66</sup> The questionnaires for consultants and property managers were completely identical. It was needless therefore to attach both of them.

11. Has your company been involved in social programmes or projects in the inner city e.g. low cost housing, education, community welfare projects etc. as part of your involvement in urban regeneration? (Y/N)-----  
-----
- 11.1 If NOT, why NOT-----
- 11.2 If the answer to the above question is YES please explain the type of projects you were involved in -----  
-----

**Section C: POLICY INSTRUMENTS DESIGNED TO ATTRACT PRIVATE SECTOR INVESTMENT IN THE INNER CITY**

**Section C<sub>1</sub>: On the urban regeneration agency (i.e. the Johannesburg Development Agency – JDA)**

12. The City of Johannesburg has created a regeneration agency – the Johannesburg Development Agency (JDA) - which, among other things, facilitates private investment and effective urban regeneration. Do you consider this institution particularly effective and efficient in terms of its mandates? (Y/N)-----
- 12.1 If the answer to the above is YES, in which areas (i.e. functions) is this organization effective?-----  
-----
13. What are the shortfalls or limitations that you have identified in this organization; or what do you think it needs to focus on in order to be more efficient and meet market expectations? -----  
-----
14. The City of Johannesburg has introduced the **Better Buildings Programme** (BBP) to facilitate the expropriation of derelict buildings to be sold to private sector for redevelopment, conversions or refurbishment. What is your opinion about that programme in terms of its efficiencies and limitations?-----  
-----

**Section C<sub>2</sub>: On the impact of crime on private sector and efficiency of crime combating mechanisms**

15. Do you consider crime to be one of the major problems/ impediments to private sector/investor in the inner city area? (Y/N)-----
- 15.1 If the answer to the above question is YES, please explain the impact of crime in the inner city or how does it affect private sector and its investment decisions? -----
16. Do you consider JMPD and SAPS effective in crime prevention? Y/N-----
17. Do you consider CCTV cameras and CIDs effective as crime combating measures? (Y/N)-----
18. What else do you think needs to be done (e.g. by local authorities) to deal with crime problem in the Johannesburg Inner City?-----  
-----



**Section C<sub>3</sub>                    On the Urban development Zones (UDZ)**

- 19. What do you consider to have been the main advantages or benefits of the UDZ concept in the inner city since its introduction?-----  
-----  
-----
- 20. What do you consider to be the shortfalls of the UDZ? (both as a concept and in practice)-----
- 21. Do you consider UDZ initiative and its tax benefits to be sufficient as the main motivating factor for stable and consistent private sector investment in the Johannesburg Inner City area? (Y/N)-----
- 21.1 If the answer is NO, what else should be done to attract private investment or to enhance the UDZ concept and make it work better?-----  
-----
- 22. Would you consider investing in the UDZ area, given an opportunity or can you advise someone to invest in it (Y/N)-----

**Section C<sub>4</sub>:                    On City Improvement Districts**

- 23. What do you consider to be the value that CIDs add in the inner city life or in which functions are CIDs most effective?-----  
-----
- 24. What, in your opinion, are the limitations that CIDs face?-----  
-----
- 25. What, in your opinion, can be done to improve or enhance CIDs and CID organizations?-----

\* /END OF QUESTIONNAIRE/ \*



## Annexure C: Summary of responses

### Section A: General questions

1. Where is your company based (i.e. operating from)?

Place	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	Total
Sandton/ Rosebank	7	4	4	15
CBD/ Newtown/ Marshalltown	10	4	1	15
Berea/ Hillbrow/ Yeoville/ Doornfontein	6		3	9
Braamfontein	4		1	5
Parktown/ Park Hurst/ Killarney/ Norwood		6	2	8
Fourways/ Highlands North/ Brynston	1	2	1	4
Florida/ Randpark Ridge/ Linden/ Dunkeld West	3	2		5
Houghton/ Parkwood/ Melrose/	1	2		3
Auckland Park/ Mill Park	3			3
Rivonia/ Sunnighill	1		1	2
Kempton Park/ Edenvale	1		1	2
Pretoria	1	1		2
Mondeo/ Boysens	2	2		4
Cape Town	1			1
<b>Total</b>	<b>41</b>	<b>23</b>	<b>14</b>	<b>78</b>

2. For how long has your company been involved in urban regeneration projects?

Period	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	Total
2 years	5	1	0	6
3 years	14	4	0	18
4 years	4	2	1	7
5 years	1	3	2	6
6 years	1	2	0	3
7 years	1	2	1	4
8 years	4	0	2	6
9 years	0	0	0	0
10 yrs & over	11	9	8	28
<b>Total</b>	<b>41</b>	<b>23</b>	<b>14</b>	

3. What type of business activities does your company do in relation to urban regeneration?

Business Activity	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	Total
Property developer/ investor	38			38
Property Manager/ Broker/ Estate Agent	6		14	20
Regeneration/ Property/ Development Consultant/ Researcher		12		12
Town planning consultant		4		4
Architect/ Quantity Surveyor/ Project Mgt.		5		5
Property Finance/ Financial services	2			2





Construction/ building related services	1			<b>1</b>
Property Educationist		1		<b>1</b>
CIDs establishment & Management		1		<b>1</b>
<b>Total</b>	<b>47</b>	<b>23</b>	<b>14</b>	<b>84</b>

4. What does your urban regeneration portfolio mainly comprise of (e.g. commercial, residential or industrial)? [property developers only]

<b>Portfolio type</b>	<b>Total</b>
Residential	27
Commercial (offices)	13
Retail	10
Industrial	2
Leisure/hotels	1
Special (TV, media)	1

5. In which part of Johannesburg are your regeneration projects/buildings located? [property developers only]

<b>Location</b>	<b>Total</b>
Braamfontein	12
CBD/ Retail District	11
Hillbrow	7
Financial district/SWID/	6
Berea	5
Yeoville	4
Newtown	4
Fashion district	3
Troyville	2
Joubert Park	2
Bellview	2
Marshalltown	2
Mill park	2
Doornfontein	2
Jeppes town	2

**Section B: Inner city after the start of regeneration**

6. In your opinion has inner city regeneration produced any substantial positive outcomes to motivate for continued private sector patronage of the inner city? Y/N

Comment	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	<b>Total</b>
Has produced positive results	38	23	13	<b>74</b>
Has not produced positive results	3		1	<b>4</b>
<b>Total</b>	<b>41</b>	<b>23</b>	<b>14</b>	<b>78</b>

7. If the answer to the above question is YES, please name them

Example	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	<b>Total</b>
Building upgrading/ refurbishment	24	15	9	<b>48</b>
Return of investors & people	24	11	5	<b>40</b>



Public sector investment	18	17	5	<b>40</b>
Improved security	11	14	6	<b>31</b>
Improved cleanliness	10	8	7	<b>25</b>
Growth in rentals & property values	11	6	6	<b>23</b>
Improved public infrastructure	6	9	2	<b>17</b>
Increased occupancy rates/ reduced vacancy rates	6	4	3	<b>13</b>
Change in tenant behaviour	5	1	6	<b>12</b>
Improved investor confidence	4	3	1	<b>8</b>
Improved public perception	4	3		<b>7</b>
Provision of housing for lower middle income group	4	3		<b>7</b>
Integrated & inclusive city	1	2		<b>3</b>
Bank redlining lifted	1	1		<b>2</b>
More employment opportunities		2		<b>2</b>
<b>Total</b>	<b>129</b>	<b>99</b>	<b>50</b>	<b>278</b>

8. What are the main factors that motivate your company to invest in the Johannesburg Inner City environment since urban regeneration started? Or What, in your opinion, are factors that motivate private sector to invest in the Johannesburg Inner City since regeneration started? (the former question was for property developers and the latter was for consultants and brokers).

Motivating factor	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	<b>Total</b>
Demand for space	25	13	8	<b>46</b>
Low property prices & rentals	15	13	5	<b>33</b>
Potential financial returns on investment	18	5	4	<b>27</b>
Location & accessibility	9	10	7	<b>26</b>
Government investment i.e. precinct projects	7	5	3	<b>15</b>
Limited choices outside inner city	7	5	3	<b>15</b>
Provision of accommodation	8	2	4	<b>14</b>
Good public infrastructure	5	6	2	<b>13</b>
Diversify investment portfolio	7	4	2	<b>13</b>
Availability of large workforce	5	3	2	<b>10</b>
UDZ Tax incentives	3	2	4	<b>9</b>
Protecting own investment	4	1	3	<b>8</b>
Contribution to government regeneration objectives	6	2		<b>8</b>
Impact of CIDs	4	3		<b>7</b>
Vibrant inner city life	4	2		<b>6</b>
Love of & faith in inner city	5			<b>5</b>
Peer successes	2	3		<b>5</b>
Cleanliness	1	3	1	<b>4</b>
Favorable economic climate	2	1		<b>3</b>
Employment creation	2	1		<b>3</b>
Influence decision-making and direction of inner city	2	1		<b>3</b>
Improved security/ safety		2		<b>2</b>
<b>Total</b>	<b>141</b>	<b>87</b>	<b>48</b>	<b>276</b>



9. What are the main problems or hindrances that you have identified in your involvement in urban regeneration or that you associate with the Johannesburg Inner City as a business location and a potential investment area?

Problem/Hindrance	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	Total
Deficiencies in delivery of municipal services	29	21	7	57
Illegal building occupants	17	12	7	36
Poor maintenance of public space	15	13	5	33
Crime/ Ineffective policing	18	9	4	31
Unregulated informal traders	8	9	4	21
Lack of parking and access problems	8	8	4	20
Poor by-law enforcement	7	10	3	20
High/ overcapitalized property prices	7	8	5	20
Degenerating neglected buildings	8	6	3	17
Lack of social facilities/ amenities	6	7	2	15
Lack of holistic approach to urban regeneration	4	9	2	15
Retail developments in Soweto	8	5	1	14
Negative inner city perceptions	4	8	2	14
Lack of public open space	4	7		11
Tenant behavior	3		5	8
Lack of nightlife	1	2	4	7
Configuration of office space	2	1	3	6
Poor public-private sector relations	5	1		6
Conversion of office into residential uses	3	3		6
Regular industrial action (marches)	2	3		5
<b>Total</b>	<b>159</b>	<b>142</b>	<b>61</b>	<b>362</b>

10. Do you consider these problems to be a threat to your long-term investment ambitions in the inner city? (Y/N) Or Do you consider these problems to be a threat to private sector's long-term investment ambitions in the inner city? (Y/N) (the former question was for property development and the latter was for consultants and brokers)

Indication	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	Total
No	37	22	10	69
Yes	4	1	4	9
<b>Total</b>	<b>41</b>	<b>23</b>	<b>14</b>	<b>78</b>

11. What do you think should be done (e.g. by municipality) to eradicate or minimize the impact of those problems or hindrances identified above and to create an environment that better enhances the prospects of private sector return and investment in the inner city?

Intervention	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	Total
Improve city management and service delivery	23	16	10	49
Improve maintenance of public infrastructure	19	14	5	38
Improve public security	17	6	10	33



Transport/ Traffic management	13	6	4	<b>23</b>
Strict by-law enforcement	10	7	5	<b>22</b>
Comprehensive regeneration plan	6	9	3	<b>18</b>
Decent spaces for informal traders	7	6		<b>13</b>
Marketing inner city	8	3	2	<b>13</b>
Increase government investment	3	5	2	<b>10</b>
Address social housing	5	2	2	<b>9</b>
More incentives for investment	6		3	<b>9</b>
Address public education	2	4		<b>6</b>
Relax building regulations to meet current business needs	1	4		<b>5</b>
Social facilities e.g. schools, clinics etc.	1	4		<b>5</b>
Improve night life	3		1	<b>4</b>
<b>Total</b>	<b>111</b>	<b>67</b>	<b>41</b>	

12. Which part(s) of the Johannesburg Inner City do you consider to be the best location(s) for business or good investment area(s)?

Location	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	<b>Total</b>
Financial district/ Bank City	19	9	5	<b>33</b>
Newtown	4	7	6	<b>17</b>
Braamfontein	10	4		<b>14</b>
Marshalltown/ Main street	5	3	4	<b>12</b>
Hillbrow	3	3	4	<b>10</b>
Yeoville	3		3	<b>6</b>
Retail district/CBD	4	1	1	<b>6</b>
Berea	3		2	<b>5</b>
All CIDs locations	2	2	1	<b>5</b>
Government precinct	1	1	3	<b>5</b>
Fashion district	1	3		<b>4</b>
Joubert Park	1			<b>1</b>
Park Station area	1			<b>1</b>
Jewel city		1		<b>1</b>
<b>Total</b>	<b>57</b>	<b>34</b>	<b>29</b>	

13. What is your opinion about urban regeneration and social issues? Has it addressed social issues in the inner city e.g. low cost housing, education, community welfare projects etc? (Y/N)

Y/N	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	<b>Total</b>
Yes	4	3	1	<b>8</b>
No	37	20	13	<b>70</b>
<b>Total</b>	<b>41</b>	<b>23</b>	<b>14</b>	<b>78</b>

14. Has your company been involved in social programmes or projects in the inner city e.g. low cost housing, education, community welfare projects etc. as part of your involvement in urban regeneration? (Y/N)

Not involved/ Involved	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	<b>Total</b>



	Financier	Researcher		
Not involved	19	19	14	<b>52</b>
Involved	22	4		<b>26</b>
<b>Total</b>	<b>41</b>	<b>23</b>	<b>14</b>	<b>78</b>

15. If NOT, why

Reason	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	<b>Total</b>
Government's/ Municipality's responsibility	18	7	7	<b>32</b>
Budget constraints	3	3		<b>6</b>
No plan/ vision to address these	3	2		<b>5</b>
Not a priority	3	1		<b>4</b>
Small profit margins	2			<b>2</b>
<b>Total</b>	<b>29</b>	<b>13</b>	<b>7</b>	<b>49</b>

16. If the answer to the above question is YES please explain the type of projects you were involved in?

Project type	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	<b>Total</b>
Education/ Free training/ advisory service	7	3		<b>10</b>
Donation/sponsorship	3	6		<b>9</b>
Poverty alleviation/ job creation projects	3	4		<b>7</b>
Housing for poor/ social housing	4	1		<b>5</b>
Improving public space	3			<b>3</b>
Crime prevention & security programmes	2			<b>2</b>
Contribution to Arts and Culture	2			<b>2</b>
<b>Total</b>	<b>24</b>	<b>14</b>	<b>0</b>	<b>38</b>

**Section C: POLICY MEASURES DESIGNED TO ATTRACT PRIVATE SECTOR INVESTMENT IN THE INNER CITY**

**Section C<sub>1</sub>: The urban regeneration agency (i.e. the Johannesburg Development Agency – JDA)**

17. The City of Johannesburg has created a regeneration agency – the Johannesburg Development Agency (JDA) - which, among other things, facilitates private investment and effective urban regeneration. Do you consider this institution particularly effective and efficient in terms of its mandates? (Y/N)

Indication	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	<b>Total</b>
Efficient and effective	35	23	11	<b>69</b>
Not efficient and not effective	5		2	<b>7</b>
<b>Total</b>	<b>40</b>	<b>23</b>	<b>13</b>	<b>76</b>



18. If the answer to the above is YES, in which areas (i.e.functions) is this organization effective?

Function	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	Total
Project management	19	22	7	48
Mobilizing stakeholders	14	9	2	25
Facilitating private investment	8	7	2	17
Project initiation/ identification	6	5	2	13
Marketing urban regeneration/inner city	3	6	2	11
CIDs establishment	1	2		3
Consistent approach to urban regeneration	1	1		2
<b>Total</b>	<b>52</b>	<b>52</b>	<b>15</b>	<b>119</b>

19. What are the shortfalls or limitations that you have identified in this organization; or what do you think it needs to focus on in order to be more efficient and meet market expectations?

Shortfall/ limitation	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	Total
Lacks autonomy	14	8	4	26
Lack capacity	8	12	5	25
Need to improve its relationship with other municipal structures	3	8	4	15
Budget constraints	6	7	2	15
Project focus on selective areas	3	7	2	12
Poor accountability/ Waster of public funds	3	4	3	10
Does not consult extensively	2	4	3	9
Limited scope of function	4	3	1	8
Not well known to private sector	3	1	4	8
Too operational – Lack strategic vision	1	3	2	6
Overlapping mandates with other city agencies	3	1	1	4
Lack of clear policy framework	2	1		3
<b>Total</b>	<b>52</b>	<b>59</b>	<b>31</b>	<b>142</b>

20. The City of Johannesburg has introduced the **Better Buildings Programme (BBP)** to facilitate the expropriation of derelict buildings to be sold to private sector for redevelopment, conversions or refurbishment. What is your opinion about that programme in terms of its efficiencies and limitations?

Efficiencies	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	Total
Identification & eradication of derelict buildings	22	14	6	42
Creation of investment opportunities	12	8	5	25
Write-off/ write-down arrears	8	4	6	18
Incentive for development	2	7	4	13
Dealing with absentee landlords	2	1	7	10
Eviction of illegal building occupants/	5	1	2	8



slumlords				
Facilitates provision of accommodation	1	2		3
<b>Total</b>	<b>51</b>	<b>35</b>	<b>30</b>	<b>116</b>
Limitations	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	<b>Total</b>
Slow and cumbersome	24	16	9	49
Eviction of people	10	14	6	30
JPC lack autonomy	8	3	1	12
Allocation of buildings	5	1	4	10
JPC Lacks capacity & leadership	4	2	2	8
Gentrification	3	4	1	8
Some buildings are not suitable for refurbishment	2	1	3	6
Potential for corruption	1	2		3
Foreign property owners	2		1	3
Not widely known	1		1	2
<b>Total</b>	<b>62</b>	<b>47</b>	<b>28</b>	<b>137</b>

**Section C<sub>2</sub>: On the impact of crime on private sector and efficiency of crime combating mechanisms**

21. Do you consider crime to be one of the major problems/ impediments to private sector investors like yourself in the inner city area? (Y/N)

Yes/No	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	<b>Total</b>
Yes	34	21	11	66
No	7	2	3	12
<b>Total</b>	<b>41</b>	<b>23</b>	<b>14</b>	<b>78</b>

22. If the answer to the above question is YES, please explain the impact of crime in the inner city or how does it affect your business or investment decisions?

Impact	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	<b>Total</b>
Perception of crime	12	9	5	26
Restricts investment locations	11	8	6	25
Affects tenant/ customer patronage	13	7	4	24
Direct business impact	9	9	2	20
Increase costs	7	5	2	14
Discourage investment	4	7	2	13
Building hijacking	8	1	4	13
Impact on staff	4	4		8
Shortens operating hours	2	5		7
Confirms perception	1	3	2	6
Skills base emigration/loss	3	3		6
Affects business confidence		3	1	4
Affects property values	1	1		2
Creates crime hot spots	1	1		2
<b>Total</b>	<b>70</b>	<b>65</b>	<b>25</b>	<b>160</b>



23. Do you consider JMPD and SAPS effective in crime prevention) Y/N

Yes/No	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	Total
No	39	17	13	69
Yes	2	6	1	9
<b>Total</b>	<b>41</b>	<b>23</b>	<b>14</b>	<b>78</b>

24. Do you consider CCTV cameras and CIDs effective as crime combating measures? (Y/N)

Yes/No	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	Total
Effective	30	21	13	64
Not effective	11	2	1	14

25. What else do you think needs to be done (e.g. by local authorities) to deal with crime problem in the Johannesburg Inner City?

Intervention	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	Total
More police visibility	24	18	7	49
Increase number of CCTV cameras	7	11	6	25
Improve police capacity	15	8	1	24
Increase the number of CIDs	4	10	2	16
Focus on hot spots	6	6	3	15
Positive inner city marketing	7	5	2	14
Comprehensive crime prevention plan	7	4	2	13
Focus on small crimes	4	7	2	13
Improve street lighting	5	3	2	10
Improve maintenance of public environment	1	2	5	8
Effective community participation	3	3		6
Strict by-law enforcement	3	2		5
Severe punishment of offenders	5			5
Focus on organized crime	3	1	1	4
Better incentives for police	2	1		3
More private sector support	2	1		3
<b>Total</b>	<b>98</b>	<b>82</b>	<b>33</b>	<b>213</b>

### Section C<sub>3</sub>

### The Urban development Zones (UDZ)

26. What do you consider to have been the main advantages or benefits of the UDZ concept in the inner city since its introduction?

Advantage/ benefit	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	Total
Tax incentive for investment	28	14	6	48
Encourage building refurbishment & inner city rejuvenation	10	14	2	26
	8	11	5	24
Facilitate return of investors	6	9	3	18





Instils confidence in inner city	6	2	4	<b>12</b>
Creates development focus	5	4	2	<b>11</b>
Eliminate derelict buildings	3	2	6	<b>11</b>
Inner city marketing	4	2		<b>6</b>
Minimize financial risks	3	2	1	<b>6</b>
Off-set personal tax	3	2		<b>5</b>
Create opportunity for emerging developers	1	2		<b>3</b>
Positively influence landlords	1	2		<b>3</b>
<b>Total</b>	<b>78</b>	<b>66</b>	<b>29</b>	<b>173</b>

27. What do you consider to be the shortfalls of the UDZ? (both as a concept and in practice)

Shortfall	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	<b>Total</b>
Complicated admin processes	8	8	2	<b>18</b>
Unrealistic minimum space threshold of 1000m <sup>2</sup>	6	7	2	<b>15</b>
Increase building acquisition costs	6	6	2	<b>14</b>
Targets only property as business	7	4	2	<b>13</b>
Transferability of tax benefits after property sale	6	3	1	<b>10</b>
Not an investment catalyst – does not initiate investment	2	5	3	<b>10</b>
Difficult to measure its success	3	4	2	<b>9</b>
Stifle development outside UDZ boundary	1	5	2	<b>8</b>
UDZ area is small	5	3		<b>8</b>
Does not cater for social needs	2	5	1	<b>8</b>
Not well marketed/ Promoted	4	3		<b>7</b>
Does not change perceptions	2	1	4	<b>7</b>
Does not provide upfront capital	3	2	1	<b>6</b>
Works if one makes an income/ profit	3	2	1	<b>6</b>
Benefits a few investors only	4	2		<b>6</b>
Does not incentivise private sector money spent on public space	2		1	<b>3</b>
No benefits on the purchase price	3	1		<b>4</b>
Favours building owner-occupiers	1	1	2	<b>4</b>
Encourages gentrification	1	2		<b>3</b>
Has no investor management framework		3		<b>3</b>
<b>Total</b>	<b>69</b>	<b>67</b>	<b>26</b>	<b>162</b>

28. Would you consider UDZ initiative and its tax benefits to be sufficient as the main motivating factor for your company to be involved and invest in the Johannesburg Inner City area? (Y/N)

Yes/No	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	<b>Total</b>
No	36	21	10	<b>67</b>
Yes	5	2	4	<b>11</b>
<b>Total</b>	<b>41</b>	<b>23</b>	<b>14</b>	<b>78</b>



29. If the answer is NO, what else should be done to attract private investment or to enhance the UDZ concept and make it work better?

Additional incentives to UDZ	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	Total
Improve council service delivery	9	5	2	16
Incentives for other businesses	5	7		12
Rate rebates	8	1		9
Increase public sector investment	5	2		7
Upfront grant schemes	3	2	1	6
Tax holiday periods	3	1		4
Subsidy schemes for low cost/social housing	3	1		4
Rate fixing e.g. TIF	2	1		3
Free trade zones; retailers	1	2		3
Disincentives for Greenfield developments	1	2		3
Measures to assist with start-up capital	2			2
Export processing zone		1		1
Fast track Better Building Programme	1			1
<b>Total</b>	<b>43</b>	<b>25</b>	<b>3</b>	<b>71</b>

Measures to improve UDZ	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	Total
Market UDZ aggressively	4	6	4	14
Increase size/limits for UDZ area	4	3	1	8
Simplify administration processes	4	3		7
Decrease minimum threshold of 1000m <sup>2</sup>	2	2		4
<b>Total</b>	<b>14</b>	<b>14</b>	<b>5</b>	<b>33</b>

30. Is your company involved in Urban Development Zone (UDZ) and registered for tax concessions? (Y/N), Or Would you consider investing in the UDZ area, given an opportunity or can you advise someone to invest in it (Y/N) (the former question was asked from property developers and latter from consultants and property managers)

Yes/No	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	Total
Affirmation	28	21	14	63
Denial	13	2	0	15
<b>Total</b>	<b>41</b>	<b>23</b>	<b>14</b>	<b>78</b>

**Section C<sub>4</sub>: On City Improvement Districts**

31. What do you consider to be the value that CIDs add in the inner city life or in which functions are CIDs most effective?

Area of Activity	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	Total
Improve Security	37	18	13	68
Improve cleanliness	34	19	9	62
Improve property values	9	7	5	21
Area marketing	9	6	4	19



Networking public & private sector	5	6	2	<b>13</b>
Restore confidence in inner city	5	6	2	<b>13</b>
Facilitates return of business and people to city	1	6	2	<b>9</b>
Stimulates urban regeneration	4	2	3	<b>9</b>
Create a sense of belonging/ pride	3	6		<b>9</b>
Improve occupancy rates	1	3	3	<b>7</b>
Maintenance of public space	3	1	2	<b>6</b>
Private sector involvement in regeneration	2	1	3	<b>6</b>
Job creation	2		3	<b>5</b>
Creates an area of business focus	2	3		<b>5</b>
<b>Total</b>	<b>117</b>	<b>84</b>	<b>51</b>	<b>252</b>

32. What, in your opinion, are the limitations that CIDs face?

Limitation	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	<b>Total</b>
Few of them/ Limited No of BIDs	12	9	3	<b>24</b>
Impose a double rate charge	6	9	4	<b>19</b>
Too expensive	6	10	4	<b>18</b>
Getting buy-in from property owners	6	8	3	<b>17</b>
Focus in small areas	5	8	2	<b>15</b>
Operate during working hours only	6	4	3	<b>13</b>
Dominant in business areas than residential	9	12	2	<b>12</b>
Limited scope of function	7	4	1	<b>12</b>
Absolves municipality from its duties	4	4	1	<b>9</b>
Lack power/voice/clout	7			<b>7</b>
Limited budget/funding	3	2	1	<b>6</b>
Profit-driven & lack social responsiveness	2	3		<b>5</b>
Private sector regulation of public space	2	2		<b>4</b>
Work in isolation to other stakeholders	1	3		<b>4</b>
Threat to utility companies	1	1		<b>2</b>
<b>Total</b>	<b>77</b>	<b>79</b>	<b>24</b>	<b>180</b>

33. What, in your opinion, can be done to improve or enhance CIDs and CID organizations

Measure	Property Developer/ Investor/ Financier	Regeneration/ Property Consultant/ Researcher	Property Manager/ Broker	<b>Total</b>
Create more CIDs throughout inner city	17	11	4	<b>32</b>
Greater municipal support/ involvement.	9	10	6	<b>25</b>
Improve stakeholder relationship	4	5	1	<b>10</b>
Canvass commitment of all landlords	8	2		<b>10</b>
Marketing/ branding of CID-areas	2	6	2	<b>10</b>
Enrich scope of function	4	3	1	<b>8</b>
Need to operate in an integrated manner	4	2	1	<b>7</b>
Improve delivery of municipal services	3	2	1	<b>6</b>
Encourage CIDs in residential areas	1	1		<b>2</b>
Make CIDs membership mandatory	1	1		<b>2</b>
<b>Total</b>	<b>53</b>	<b>43</b>	<b>16</b>	<b>112</b>