

Highlands Lofts development launched in Johannesburg

The Highlands Lofts property development in Hunter Street, Johannesburg, has been launched by the Devco Group and Gauteng Partnership Fund (GPF).

It is the Devco Group's vision to transform the Highlands precinct into a modern yet affordable high-density living space. With amenities such as modern sports grounds, shopping centres and the rapid transport system in close proximity, Highlands is set to become the urban living area of choice.

A study conducted by the Devco Group shows a high demand for affordable and modern apartments in the CBD, from a rental as well as a sales point of view – a demand that will keep on growing as the need for affordable housing close to the Johannesburg CBD increases.

The first phase consists of 135 units, comprising one-bedroom and bachelor units. The product is aimed at the young working individual and the student market.

Highlands Lofts is conveniently located at Ellis Park, and is only 150 metres from the rapid transport system, providing easy access to the University of Johannesburg and the city centre. With sophisticated interiors and top end kitchens, offset by landscaped gardens and viewing terraces, Highlands Lofts is sure to take city living to new heights.

Areas specifically designed for modern complex living have been included, such as a clubhouse, laundromat and gym.

"We believe that the success of such a building lies in the management and control of the tenants, and for that reason we have teamed up with Mafadi Property Management to manage the body corporate as well as the rentals," says Johan Botha of the Devco Group.

In order to control access to the building, biometric access control is installed. Because security is one of the highest priorities, security cameras are placed in strategic areas and are linked to the control room, giving tenants peace

of mind and a strong sense of security. Access is by fingerprint control.

The building consists of two blocks of three-storey walk-up units. The following are available to tenants:

- One-bedroom and bachelor units
- Clubhouse facility
- Laundromat
- Gym
- Storage space
- Caretaker unit

Botha further added that their funders, NHFC (National Finance Corporation) and GPF, believe in their vision for the area, and have made it possible to create additional rental stock for the Highlands Precinct by funding phase two consisting of 212 rental units.

There are 135 units in phase one and half of these units are occupied. The units are for rental only. There is 6 000 m² of land and a further 10 500 m² will be used for phase two.

Councillor Phinias Madisha, who is Ward 64's councillor, is highly enthusiastic about the new developments in this area, and has indicated that it is being thoroughly monitored and policed, as it has traditionally been a crime-ridden area.

The project, which started in January 2013, was completed over a 16-month period. The Devco Group, together with its partners, are committed to providing affordable housing in South Africa.

The GPF's key role is to facilitate and catalyse the development of affordable housing in Gauteng, through leveraging key strategic partnerships with full value chain stakeholders, and thereby innovating financial investment opportunities.

The GPF is aligned to national and provincial strategic priorities and outcomes, and with the Department of Local Government and Housing's (DLGH) Strategic Plan. The GPF supports Provincial Outcome 6, as a proactive contributor to the development of sustainable human settlements and the quality of household life in Gauteng.

Within Outcome 6, the GPF supports the following provincial outputs:

- Accelerated delivery of housing opportunities.
- More efficient land utilisation.
- Improved property market.

The strategic objectives of the GPF include ensuring the facilitation of funding for housing developments, ensuring optimised financial and management systems and good governance, and ensuring optimal use of GPF human capital.

Highlands Lofts

