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## **LINDEN LANE DEVELOPMENT**

### **1. Project Summary**

Linden Lane is a brand new , exiting & affordable residential development coming to Princess. Situated just minutes from all major traffic routes, schools and shopping centres. Linden Lane will fit the needs of any household. (Figure 1)

Arranged around generous greened play areas – and with a secure, walled environment. Linden Lane offers a convenient, carefree and stylish approach to life in the big city.

Linden Lane residential development is a new multi-story 161 unit development located on the corner of Vermooten & Van Der Linde Road in Princess / Groblerpark. Subject property falls under the greater Roodepoort area in the Western Suburbs of Johannesburg Metropolitan Area. The area falls within the boundaries of the East /West Development Corridor which earmarks the area for future housing development.

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The development is located next main transport routes which feed into and out of the Westgate business area.

Princess Ext 49 - Stand 324 site has an area of 20 168 m<sup>2</sup>.

A density of 80 units/ HA is approved, a maximum of 161 units in total would be allowed on the site. Council approval for 121 units are in place and regarded as phase 1. The remaining 40 units in approval stage currently. This paper is based on 161 units.

This development is a unique development as it is located on a junction point of middle income developments and affordable developments.





Figure 1

The Linden Lane development is closely situated to the Greenshank Villas development (119 units) currently under construction and finance by NHFC. The development is currently 85% complete and expected completion date Dec'13. The first 48 units (4 blocks) have been completed and occupational certificates have been issued

## 2. **Project Loan amount and Financial review**

Linden Lane is a 161 unit development which has been identified for the rental market with expected rentals of R3 950 per month.

**Total Project Cost: R47 513 144**

## 3. **Development Description**

On completion in the next 12 month the development will host 161 units.

Linden Lane entails a 3-storey residential development consisting of 161 (55m<sup>2</sup>) apartments. The development is divided into 6 apartment blocks which is accessed by an internal road network. The units consist of 51.3m<sup>2</sup> apartment space, 2 bedrooms, 1 bathroom (bath & shower), open plan kitchen and living room with a 3.7m<sup>2</sup> balcony or patio.

Linden Lane is gated, access controlled, security complex with secure parking (2 parking bays / unit and visitor bays) private open space and play equipment.

Each unit will have its own balcony and viewing section for easy living, the units will have a double walk up stair case to the units which is located at the end of each block.

The development will have a parking bay for each unit covered with shade netting and will have ample visitors parking.

There will be a centre drying area.



Each unit will have a prepaid electrical system and a common water bill will be proportioned to each unit.

A full time around the clock security system and staff will be in place employed from the local areas to ensure employment of the community.

Access to the development will be via a sms intercom system where security will call the tenant and then the tenant would have to buzz the visitor into the development. Each visitor and or tenant may be searched when the entire or exit the development

#### **4. Unit description and Finishes**

The development will consist of the following finishes:

- Roofing: will consist of timber roof trusses with IBR sheeting
- Wall will be plaster and paint for internal and external
- Tiling – all floors of the unit and the bathroom
- All units will have ceiling on the third floor and finishes ceiling on the ground and second floor
- Showers and or baths in all units
- All units will have standard steel windows and glazing according to specs
- All units will have a built in kitchen cupboard on the ground only with a single basin sink
- All bed room will be tiled
- Each unit will have a build in cupboard in the bedrooms for the tenants
- All unit to have prepaid electrical meters installed
- A play area will be installed for the children at the low section of the development and this area will also be used for braai and social needs.

#### **9. Project team**

The project team consists of:

- |                          |   |
|--------------------------|---|
| 1. Architech:            | Inarch Designs  |
| 2. Civil engineers:      | Klunene Civils  |
| 3. Electrical engineers: | Debcon Consulting                                     |
| 4. Contractor:           | Alleyroads Construction (Pty) Ltd                     |
| 5. Managing agent:       | Alleyroads Management & Corporate Services (Prty) Ltd |
| 6. Town planner:         | Hunter Theron   |
| 7. Attorney:             | Victor & Partners                                     |

#### **10. Funders**

Primary funder: NHFC. Secondary funder GPF

