HDA
HOUSING DEVELOPMENT AGENCY

INVESTMENT FOCUS



2026/27

ABOUT THE **HOUSING DEVELOPMENT AGENCY**

The Housing Development Agency (HDA) is a Schedule 3A national public entity established under the Housing Development Agency Act (No. 23 of 2008), reporting to the Department of Human Settlements. It was created to unlock land, accelerate housing delivery, and address systemic capacity constraints in South Africa's human settlements sector.

The HDA operates across the entire human settlements value chain, positioning it as a uniquely capable and reliable development partner. Its end-to-end capabilities include:

- ✔ Land identification, acquisition, and assembly
- ✔ Strategic land holding and release
- ✔ Project conceptualisation and planning
- ✔ Development coordination and implementation
- ✔ Infrastructure and housing delivery
- ✔ Property and asset management

This integrated approach enables the HDA to acquire, hold, and develop land at scale, ensuring readiness and efficiency from project inception through to completion and beyond. The HDA has successfully delivered a broad portfolio of projects as an implementing agent for government, including:

- ✔ Township establishment and serviced sites
- ✔ Integrated residential developments
- ✔ Informal settlement upgrading
- ✔ Inner-city regeneration
- ✔ Social and economic infrastructure

This track record demonstrates its ability to execute complex, large-scale developments while managing risk and ensuring delivery. At the core of the HDA's funding strategy is the development of a pipeline of bankable projects.

Each project is:

- ✔ Professionally packaged and investment-ready
- ✔ Supported by clear revenue models and income streams
- ✔ Structured to demonstrate predictable returns on investment (ROI)
- ✔ Aligned with market demand and public sector priorities

This allows the HDA to take credible, de-risked opportunities to market, providing investors with transparency and confidence. The HDA raises funding through:

- ✔ Wholesale funding facilities backed by a diversified project pipeline
- ✔ Project-specific capital raises tailored to individual developments
- ✔ Public-private partnerships (PPPs) leveraging private sector expertise and capital
- ✔ Projects are implemented on a funding-secured basis, ensuring disciplined execution and reduced financial risk.

Revenue generated from projects is used to:

- ✔ Service and repay debt obligations
- ✔ Deliver investor returns
- ✔ Reinvest surplus into future developments

This creates a self-sustaining development cycle, combining financial viability with long-term impact.
Why Invest with HDA?

- ✔ Access to strategically located, development-ready land
- ✔ Government-backed mandate and institutional credibility
- ✔ End-to-end development capability across the value chain
- ✔ Bankable, ROI-driven project pipeline
- ✔ Proven ability to structure and deliver at scale
- ✔ Alignment with high-impact, socially driven investment outcomes

HDA offers investors a compelling opportunity to participate in scalable, high-impact developments, underpinned by strong fundamentals, structured returns, and a clear, repeatable delivery model.

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Disclaimer
The information contained in this booklet relates to the mandate and activities of the Housing Development Agency (HDA) and was deemed to be correct at the time of compilation. The intent of the information is to assist stakeholders, partners, and the public seeking to learn about the HDA and its role in human settlements development in South Africa. The HDA does not assume any legal liability or responsibility for the accuracy, completeness, or usefulness of any information, product, or process disclosed in this document. Reference herein to any specific commercial product, process, service, trademark, manufacturer, or otherwise, does not constitute or imply its endorsement, recommendation, or favouring by the HDA. The views and opinions expressed herein do not necessarily state or reflect those of the HDA.

General **Information**

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FOREWORD BY THE **MINISTER OF HUMAN SETTLEMENTS**



South Africa's human settlements challenge sits at the heart of our broader national development agenda. The form and structure of our cities continue to reflect the injustices of the past; manifested through spatial exclusion, deep inequality, inefficient land use, rising urbanisation pressures, and the persistent shortage of affordable, well-located housing. Addressing these realities is not only a constitutional imperative; it is fundamental to building a more inclusive, productive and resilient economy.

The democratic government has consistently affirmed that spatial transformation must be at the centre of our development agenda. Our commitment is clear: to undo apartheid spatial patterns, bring people closer to opportunities, and ensure that human settlements are integrated, dignified and sustainable. Achieving this vision, however, requires more than policy intent. It demands capable institutions, disciplined governance, innovative financing approaches, and effective collaboration between the public and private sectors.

The Housing Development Agency (HDA) is one of the state's most important instruments in delivering on this agenda. Established to fast-track land acquisition, release and development for human settlements, the Agency plays a pivotal role in unlocking publicly owned land and buildings and converting them into catalytic development opportunities. Increasingly, the HDA is being called upon not only to facilitate development, but to crowd-in investment, unlock value from strategic state assets, and create bankable opportunities capable of attracting institutional capital and private sector participation.

I am encouraged by the significant progress the HDA has made in recent years.

Emerging from a period of administration and institutional stabilisation, the Agency has embarked on a path of consolidation and renewal. This journey has been anchored in strengthening governance, improving financial management, enhancing organisational capability and restoring public and investor confidence.

The achievement of a clean audit is a notable milestone, signalling improved accountability, ethical leadership and prudent stewardship of public resources. Equally important has been the strengthening of leadership and strategic direction. I wish to acknowledge the Board, the Chief Executive Officer and the Executive Management Team for the discipline, commitment and clarity they have brought to repositioning the HDA as a delivery-focused and investor-ready development partner.

This leadership is essential as the Agency takes on an expanded role in enabling partnerships that combine public purpose with private capital, innovation and technical expertise. This HDA Investment Focus 2026/27 booklet reflects a new phase in how we approach investment in human settlements development. It presents a portfolio of well-located, carefully packaged projects across metropolitan and coastal nodes, inner cities and growth corridors. These projects demonstrate how public land and buildings can be leveraged to deliver mixed-use, affordable rental, social and market housing while simultaneously stimulating economic activity, creating jobs and revitalising urban precincts.

Importantly, the investment opportunities presented in this booklet are designed to demonstrate that developmental impact and commercial sustainability are not mutually exclusive. Through appropriate structuring, rigorous project preparation and strengthened institutional capability, the HDA is creating opportunities that are capable of delivering both measurable social outcomes and attractive long-term investment value.

The projects showcased here represent only the beginning of a broader and growing national pipeline. As the HDA continues to deepen collaboration with provinces, municipalities, financiers and private developers, additional opportunities will continue to come to market, creating meaningful space for investment participation at scale.

The scale of South Africa's housing and spatial transformation challenge cannot be addressed by the state alone. It requires a shared commitment between government, investors, developers, financiers and communities to co-create solutions that are sustainable, inclusive and economically viable.

Public–private partnerships, when responsibly structured and effectively governed, offer a powerful mechanism to align capital with impact and unlock shared value for all stakeholders. As Minister of Human Settlements, I reaffirm government's commitment to creating an enabling environment for investment in human settlements; one that is anchored in policy certainty, institutional reform, transparent governance and collaborative partnerships. We recognise the critical role that private capital and long-term investment play in accelerating infrastructure delivery, urban regeneration and inclusive growth. I therefore encourage investors, financiers, developers and strategic partners to engage with the opportunities presented in this booklet with confidence and purpose. South Africa's cities hold immense untapped potential, and through partnership, we can unlock catalytic investment that transforms communities while generating sustainable economic returns.

Together, we can reshape our cities, restore dignity to communities, and build human settlements that truly support South Africa's social and economic transformation.

Ms. Thembisile Simelane

Hon. Minister of Human Settlements
Republic of South Africa

FOREWORD BY THE **CHAIRPERSON OF THE BOARD**



The Housing Development Agency (HDA) occupies a critical position in South Africa's human settlements and spatial transformation landscape. As the Board, our responsibility is to provide strategic oversight, safeguard the Agency's mandate, and ensure that the organisation operates with integrity, accountability and long-term sustainability. In a context marked by persistent urban inequality, inner-city decline and increasing demand for well-located housing, this responsibility is both significant and urgent.

Over the past few years, the HDA has undergone a decisive institutional turnaround. Moving from a period of stabilisation into one of consolidation and growth, the Agency has demonstrated the tangible results of disciplined governance, strengthened accountability, and operational reform. Today, the HDA is increasingly positioned not only as a public sector developer but as a credible investment and development partner capable of structuring catalytic opportunities that align developmental priorities with commercial viability.

South Africa's housing and spatial development challenges remain complex and deeply rooted in historical inequality. Inner-city decline, underutilised public assets, growing urbanisation and the shortage of well-located housing demand coordinated, credible and long-term solutions. The Board recognises that meeting these challenges requires institutions that are well governed, financially disciplined, strategically led and capable of engaging confidently with the investment market.

At the beginning of the current Medium-Term Strategic Framework, the HDA was placed under administration. As this term draws to a close, the Board is encouraged that the Agency has not only been stabilised but is now demonstrating visible and sustained improvements in governance, performance and delivery. For the first time in many years, the HDA achieved a clean audit from the Auditor-General, an important signal of restored financial discipline, ethical leadership and accountability. This milestone sends a strong message to stakeholders, investors and development partners that the Agency is committed to transparency, prudent governance and institutional credibility.

Board committees are fully functional and actively exercising their fiduciary responsibilities, providing the oversight necessary to guide the Agency into its next phase of growth and investment mobilisation. The Board remains resolute in its expectation that management sustains this standard and continues to achieve unqualified audits with no findings.

A critical factor in this progress has been the leadership of the Chief Executive Officer and the Executive Management Team (EXCO). The Board expresses its full confidence in their strategic direction, operational discipline and commitment to repositioning the HDA as an investor-ready, delivery-focused institution. Under their leadership, the Agency has strengthened its project preparation capability, improved institutional systems and enhanced its ability to translate public assets into structured, bankable development opportunities.

The projects highlighted in this HDA Investment Focus 2026/27 booklet reflect this institutional maturity. They demonstrate how public land and buildings can be leveraged through well-governed public–private partnerships to deliver mixed-use, affordable and market housing, revitalise inner cities, create jobs and contribute to inclusive economic growth. Importantly, these projects also demonstrate the scale of opportunity available to investors seeking long-term participation in South Africa's urban development and infrastructure landscape.

The Board recognises that investor confidence is built through consistency, transparency, governance certainty and credible execution capability. For this reason, strengthening institutional integrity and project governance remains central to the HDA's strategic direction. We are committed to ensuring that projects brought to market are responsibly structured, professionally managed and aligned with both developmental impact and sustainable investment outcomes.

The Board also welcomes strengthened accountability across the sector, including the role of oversight institutions, and acknowledges the continued support and leadership of the Minister, Deputy Minister, the Department of Human Settlements and Parliament.

As Chairperson, I reaffirm the Board's unwavering commitment to good governance, strategic stewardship and support to management. We invite investors, financiers, developers and strategic partners to engage with confidence, knowing that the HDA is governed responsibly, led capably, and firmly focused on unlocking sustainable value through integrated human settlements development. The transformation of South Africa's urban landscape requires partnership, innovation and long-term commitment. We believe the opportunities presented in this booklet offer a compelling platform through which public purpose and private investment can work together to create shared value, inclusive growth and meaningful social impact.



Board Chairperson (HDA)

FOREWORD BY THE **CHIEF EXECUTIVE OFFICER**



South Africa's cities stand at a defining crossroads. On the one hand, our urban centres carry the weight of historical spatial exclusion, ageing and underutilised infrastructure, inner-city decline, and a critical shortage of well-located housing. On the other, they hold immense, untapped potential to become inclusive, productive and vibrant spaces at drive economic growth, social mobility and dignity for millions of South Africans. The question before us is no longer whether transformation is necessary, but how we accelerate it and with whom.

The Housing Development Agency (HDA) was established to be a catalyst for this very moment. Our mandate compels us to acquire, unlock and prepare land and buildings for sustainable human settlements. Increasingly, it calls on us to step decisively into the centre of spatial transformation, addressing the distortions of the past by repurposing and redeveloping well-located urban assets for inclusive growth. Nowhere is this challenge more visible than in our inner cities, where urban decay, disinvestment, fragmented land ownership and infrastructure constraints have slowed development precisely where demand is highest. Yet, these challenges also represent opportunity. In recent years, the HDA has deliberately repositioned itself as a credible, capable and investor-ready development partner, one that understands both public purpose and commercial discipline. We have embarked on a journey of deep institutional strengthening: improving governance and performance, restructuring our operating model, professionalising our development pipeline, and entrenching financial discipline that has resulted in clean audits. This was not an end in itself, but a necessary foundation to restore confidence, unlock value, and enable meaningful partnerships with the private sector.

A significant milestone in this journey has been the establishment of the HDA's Chief Investment Office (CIO). The CIO represents a step-change in how the Agency engages the investment market. It serves as a dedicated platform responsible for originating, packaging and structuring development opportunities that are both commercially viable and developmentally impactful.

Through rigorous project preparation, including market demand analysis, feasibility work, development structuring and risk assessment, the CIO ensures that HDA projects are investable, bankable and aligned with both policy imperatives and investor expectations. Equally important, the CIO provides a single, professional point of entry for investors, developers and funders seeking to partner with the state. It brings transparency, consistency and discipline to how public land and buildings are taken to market, ensuring reduced risk, clearer delivery pathways and improved speed to implementation. This reflects the HDA's firm commitment to being a trusted long-term partner of choice.

This HDA Investment Focus 2026/2027 booklet reflects that evolution. It showcases a selected portfolio of catalytic projects ranging from high-demand coastal and metropolitan infill developments to mixed-use affordable and rental housing in strategic urban nodes. These projects demonstrate how public land and buildings, when professionally packaged and partnered, can deliver compelling financial returns and meaningful social outcomes. They also illustrate a pragmatic approach to spatial transformation: densifying well-located areas, revitalising inner cities, reducing travel costs for households, stimulating local economies, and restoring confidence in South Africa's urban future.

Importantly, the developments presented here are only a snapshot. The HDA has acquired a growing portfolio of land parcels and buildings across the country, many of them well-located urban assets earmarked for redevelopment. Investors and partners should, therefore, expect more opportunities, greater scale and increasing sophistication from this new HDA.

For investors and development partners, the value proposition is clear:

- ✔ Access to strategically located, publicly owned assets with reduced acquisition risk.
- ✔ Well-prepared projects aligned to clear market demand, strong fundamentals and defined delivery pathways.
- ✔ Opportunities structured for attractive, risk-adjusted returns across sales, rental and mixed-use typologies.
- ✔ A credible public-sector partner with improving performance, sound governance and a dedicated investment office.

For beneficiaries and communities, the dividend is equally significant:

- ✔ Affordable rental and market housing close to jobs, transport and social amenities.
- ✔ Revitalised precincts that restore safety, dignity and economic activity.
- ✔ Job creation during construction and operations.
- ✔ Tangible progress in undoing spatial inequality and exclusion.

This is how lasting change is made, through purposeful partnerships that align capital with impact, and profitability with public good. The scale of South Africa's human settlements challenge demands collaboration that transcends traditional boundaries between the state and the market. We invite the private sector, institutional investors, developers and financiers to join us in shaping cities that work for all.

We are investor-ready and together, we can turn South Africa's urban challenges into shared value and shared success.

I invite you to engage with this booklet, not only as a set of projects, but as an invitation to co-create a more integrated, inclusive and prosperous urban future.

Mr. Bheki Khenisa

Chief Executive Officer (HDA)

Project **Summary** (Estimated)

01

Estimated Development Cost	
Sea Point	R 509 491 750
Strand	R 431 560 490
Braamfontein	R 227 827 349
Total Cost	**R 1 168 879 589**

02

Debt Requirement	
Sea Point	R389 491 750
Strand	R 372 560 490
Braamfontein	R 150 827 349
Total	**R 912 879 589**

03

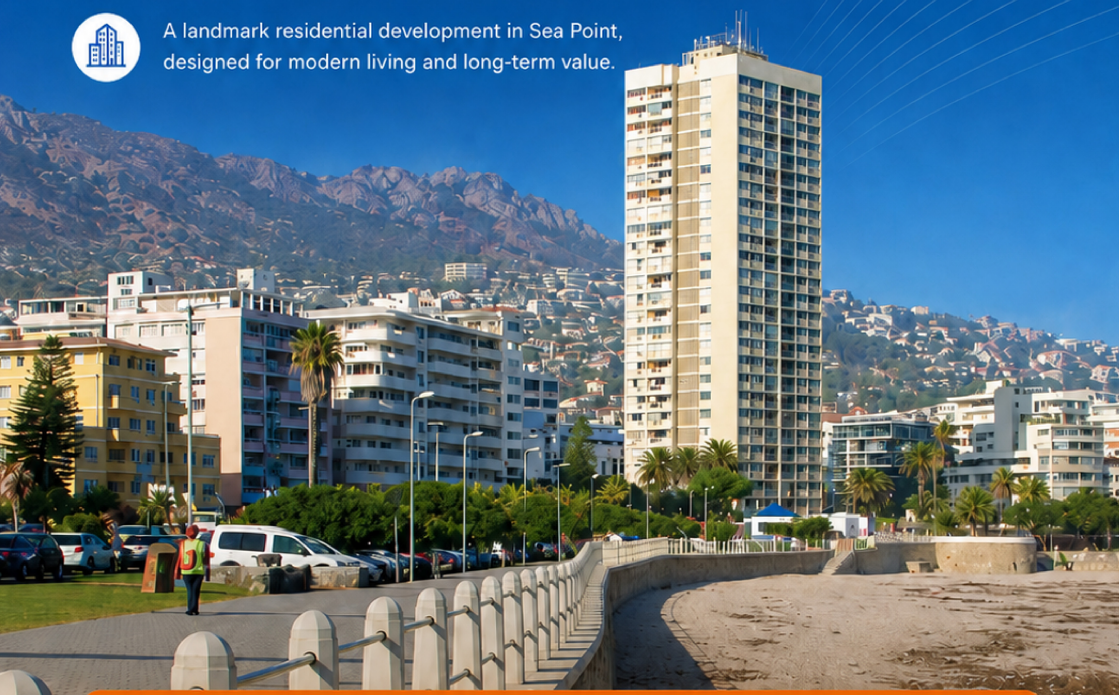
Equity Contribution	
Sea Point	R 120 000 000
Strand	R 59 000 000
Braamfontein	R 77 000 000
Total	**R 256 000 000**



SEA POINT PROJECT

HIGH-END APARTMENT DEVELOPMENT

A landmark residential development in Sea Point, designed for modern living and long-term value.



KEY FEATURES AT A GLANCE

FEATURE	DESCRIPTION
Approximately 240 - 280 high-end residential units	Designed for comformt, functionality and luxury aesthetics.
1500m² ground floor commercial opportunity	Vibrant commercial spaces activated at ground level to support local bespoke facilities and restaurants.
24 hour security with surveillance	Ensures resident and guests safety security around the clock.
Key Amenities (5km radius)	Beaches and outdoor (recreation, shopping, lifestyle, dining, entertainment, and educational facilities)
YEAR PURCHASED	Acquired from the SABC in 2021, the site is embarked for high-end residential units.

SEA POINT PROJECT

HIGH-END APARTMENT DEVELOPMENT

A prime coastal infill site for approximately 280 premium apartment units in Sea Point, Cape Town's most sought-after address.

INVESTMENT OPPORTUNITY

- Prime coastal infill site aligned to high-impact, mixed-use objectives
- +/-280 residential units suited to a high-demand, context-responsive market
- Strong market fundamentals and proven demand node
- Early-stage packaging underway; partners invited

Zoning	+/- 280	Sea Point	Hectares
General Residential 5	Units	Cape Town	0.2161 ha

Project Summary

Situated in Sea Point, one of South Africa's most prestigious and tightly held urban coastal precincts within the City of Cape Town, Erf 1220 represents a rare and strategically positioned development asset with exceptional investment credentials.

The property is currently zoned as General Residential 5, with the development of residential apartments or 'Flats' as a primary land use right. The site measures approximately 0.2161 hectares (2,161m²) and was acquired from the South African Broadcasting Corporation for R46 million.

The precinct benefits from its proximity to key lifestyle amenities, employment nodes, and tourism infrastructure, reinforcing its position as a resilient and liquid property market. From an investment perspective, Erf 1220 offers a unique opportunity to unlock value through the development of a high-density, mixed-use scheme that responds directly to the area's ongoing demand for well-located residential, hospitality, and commercial space.

Requirements from Potential Partners

Equity participation, development finance, and technical development expertise to advance feasibility, approvals, and implementation.

Responsible Institution

The Housing Development Agency



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SEA POINT PROJECT

HIGH-END APARTMENT DEVELOPMENT



INVESTMENT INFORMATION

Investment Opportunity

Erf 1220 presents a compelling proposition: a fully controlled, development-ready asset in a globally competitive coastal node, underpinned by proven demand drivers, constrained supply, and the opportunity to deliver a high-quality, income-generating development with enduring value.

The Sea Point project, has approximately

280

Residential Units



SEA POINT PROJECT

HIGH-END APARTMENT DEVELOPMENT



TYPE A
1 Bedroom



TYPE B
2 Bedroom

TYPE C
Bachelor

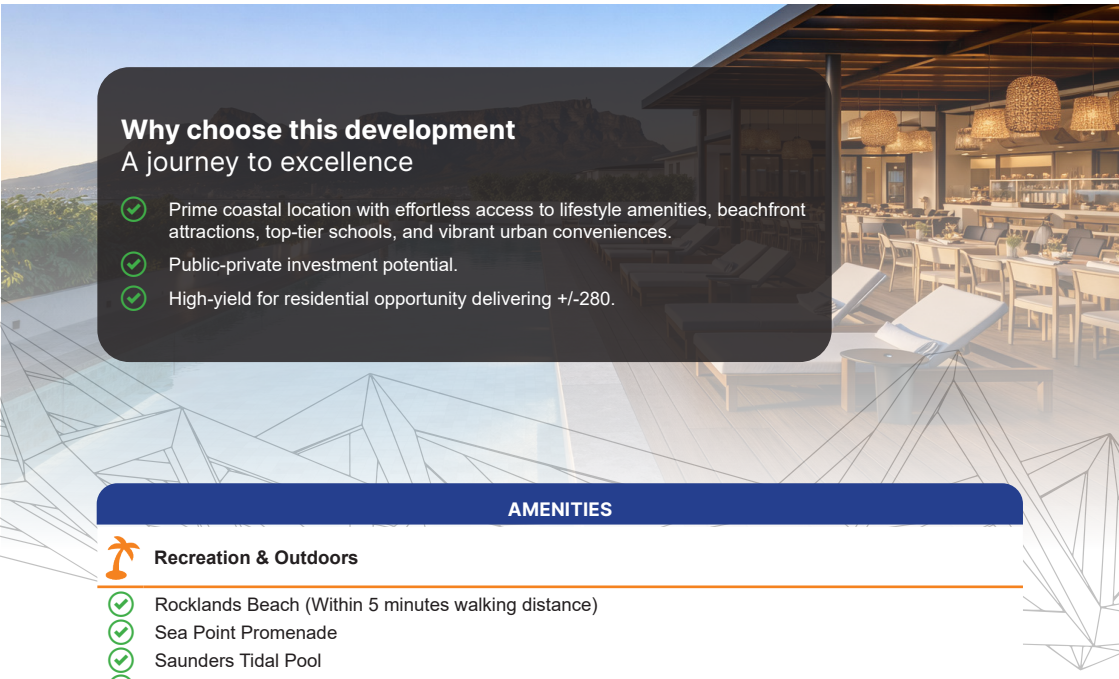


COMMERCIAL & LIFESTYLE AMENITIES

- Residential Units
- Retail Outlets
- Wellness Spa
- Restaurant & Café
- Gym & Fitness Centre

SEA POINT PROJECT

HIGH-END APARTMENT DEVELOPMENT



Why choose this development

A journey to excellence

- Prime coastal location with effortless access to lifestyle amenities, beachfront attractions, top-tier schools, and vibrant urban conveniences.
- Public-private investment potential.
- High-yield for residential opportunity delivering +/-280.

AMENITIES

Recreation & Outdoors

- Rocklands Beach (Within 5 minutes walking distance)
- Sea Point Promenade
- Saunders Tidal Pool
- Outdoor Gym on Sea Point Promenade

Dinning

- La Perla: Renowned restaurant
- NV-80: A stylish grill and seafood eatery

Shopping

- The Point Mall
- Artem Centre

Health and Wellness

- Sea Point Medical Centre

Transport

- MyCiTi Bus Service

THE HDA RECEIVED A CLEAN AUDIT

FOR THE 2024/25 FINANCIAL YEAR.



95%

PERFORMANCE

CLEAN AUDIT

For more information please refer to our **2024/25 Annual Report.**

STRAND PROJECT

MIXED RESIDENTIAL DEVELOPMENT



KEY FEATURES AT A GLANCE

Feature	Description
Approximately 400 mixed residential housing units	Designed for comformt and functionality
25 928 m^2 site extent	Deliver a well-located, mixed-income residential development.
24 hour security with surveillance	Ensures resident and guests safety and security around the clock.
Key Amenities (5km radius)	1 train station, 1 taxi rank, 1 higher educational Institution, 2 healthcare facilities, 4 retail & lifestyle, 4 arts & culture.



STRAND PROJECT

MIXED RESIDENTIAL DEVELOPMENT

Well located infill site, within an existing residential area. It has the potential to contribute approximately 400 housing opportunities towards the affordable housing market in the Strand area.

INVESTMENT OPPORTUNITY

- Opportunity for private and institutional investors to partner with the Agency.
- The objective is to unlock value from a strategically located, publicly owned land asset.
- The envisaged outcome is the development of approximately 400 affordable housing units.

Zoning	+/- 422	Strand	Hectares
Currently Zoned R 1 - Rezoning to GR 4 under-way.	Units	Cape Town	2,5928 ha

Project Summary

The site presents an opportunity to unlock value at scale in a coastal growth node with strong residential growth dynamics. Currently estimated at 400 affordable housing opportunities. The site was secured through a strategic intergovernmental partnership, materially enhancing projects' feasibility and creating a viable investment opportunity for both public and private investment partners. The proposed development offers investors the opportunity to partner on a scalable impact driven development that is targeted at the affordable housing market in one of the Western Cape's most resilient and growing coastal corridors.

The property is currently zoned Residential zone 1 and rezoning to General Residential 4 is underway, which will allow for the development of the proposed 400 affordable housing opportunities.

Requirements from Potential Partners

Equity participation, development finance, and technical development expertise to advance feasibility, approvals, and implementation.

Responsible Institution

The Housing Development Agency

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STRAND PROJECT

AFFORDABLE APARTMENT DEVELOPMENT



INVESTMENT INFORMATION

Investment Opportunity

This project presents an opportunity for private and institutional investors to partner with the Agency in unlocking value from a strategically located, publicly owned land asset. The development is envisaged to deliver approximately 400 affordable housing units.

Residential Offering				
Category		**Area (m^2)**	**Units**	**Percentage**
	2 Bedroom 1 Bathroom	40	205	51%
	2 Bedroom 2 Bathroom	45	154	38,20%
	3 Bedroom 1 Bathroom	50	7	1,85%
	Bachelor	23	36	8,95%
Total Yield		-	**402**	**100%**
Total Parking			**431**	

STRAND PROJECT

AFFORDABLE APARTMENT DEVELOPMENT



CONTACT DETAILS

Investment Office

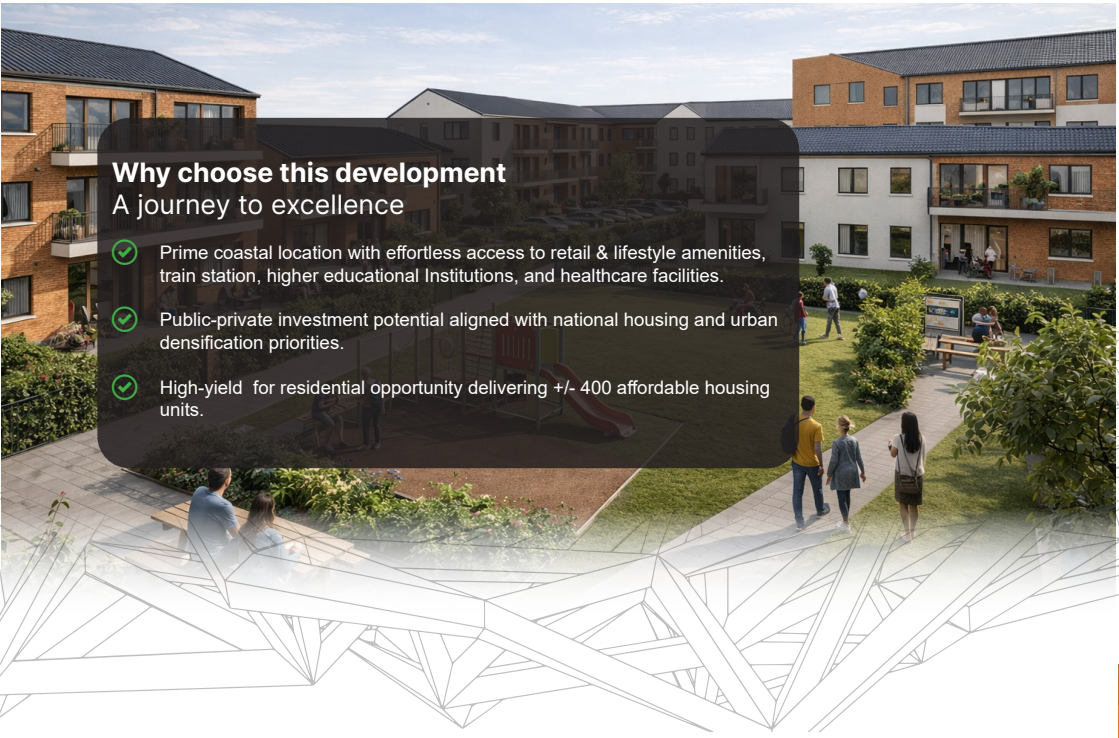
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011 544 1000

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STRAND PROJECT

AFFORDABLE APARTMENT DEVELOPMENT



Why choose this development
A journey to excellence

- Prime coastal location with effortless access to retail & lifestyle amenities, train station, higher educational Institutions, and healthcare facilities.
- Public-private investment potential aligned with national housing and urban densification priorities.
- High-yield for residential opportunity delivering +/- 400 affordable housing units.

Commercial & Lifestyle Amenities

- Residential Units
- Recreational Facilities
- Play Areas
- Braai Areas
- Outdoor Fitness Space



BRAAMFONTEIN PROJECT

MIXED USE AFFORDABLE HOUSING SCHEME

(Currently exploring social housing and student accommodation options)



KEY FEATURES AT A GLANCE

Feature	Description
Approximately 422 social housing units or 789 student beds	Designed for comfort and functionality.
1 500 m² for ground floor commercial opportunity	Vibrant commercial spaces activated at ground level to support local business.
24 hour security with surveillance	Ensure residents and guest safety and security around the clock.
Key Amenities (5km radius)	2 transport hubs, 4 educational institutions, 3 healthcare facilities, 3 retail & lifestyle, 2 arts & culture.

BRAAMFONTEIN PROJECT

MIXED USE AFFORDABLE HOUSING SCHEME

A high-potential mixed-use redevelopment in Johannesburg's economic core, offering 0.37 hectares of prime brownfield space optimised for rapid residential conversion and urban regeneration.

INVESTMENT OPPORTUNITY

Early-stage participation in a catalytic urban development aligned to public-sector inner city housing delivery mandate, offering long-term income potential, capital appreciation, and measurable socio-economic impact.

Zoning	+/- 422	Braamfontein	Hectares
Business 1	Units	Johannesburg	0.3726 ha

Project Summary

Erf 4903 represents a strategically positioned, high-potential development asset with strong value unlock potential. The 0.3726-hectare site, acquired from Eskom for R60 million, presents a prime brownfield redevelopment opportunity within a precinct undergoing active urban regeneration and reinvestment.

The proposed development relies on the conversion of existing office space into a residential-led mixed-use asset, enabling immediate repositioning within a market that continues to demonstrate sustained demand for well-located, accessible urban living. This proposed development opportunity enables investors to participate in a catalytic, impact-driven development that combines sustainable income generation with long term capital appreciation.

The property is currently zoned Business 1, with shops, residential building and dwelling units as a primary land use right.

Requirements from Potential Partners

Development funding (equity and/or debt), development expertise, professional services, and strategic delivery partnerships aligned with impact-driven outcomes.

Responsible Institution

The Housing Development Agency

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BRAAMFONTEIN PROJECT

MIXED USE AFFORDABLE HOUSING SCHEME



INVESTMENT INFORMATION

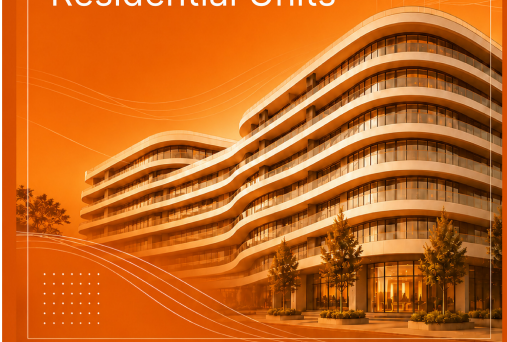
Investment Opportunity

A high-potential mixed-use redevelopment in Johannesburg's economic core offering 0.37 hectares of prime brownfield space optimised for rapid residential conversion and urban regeneration.

The Braamfontein project, has approximately

422

Residential Units



BRAAMFONTEIN PROJECT

MIXED USE AFFORDABLE HOUSING SCHEME

Facilities

Transport

- Johannesburg Park Station
- Various taxi ranks
- Gautrain Station
- Rea Vaya bus rapid transit

Education

- University of the Witwatersrand (Wits)
- Leeds Primary and High School

Shopping Centres

- Braamfontein Centre
- Neighbourhoods Market
- Joburg Theatre

Healthcare

- Charlotte Maxeke Academic Hospital





BRAAMFONTEIN PROJECT

MIXED USE AFFORDABLE HOUSING SCHEME

Type A
1 Bedroom



Type B
2 Bedroom











CONTACT DETAILS

Investment Office

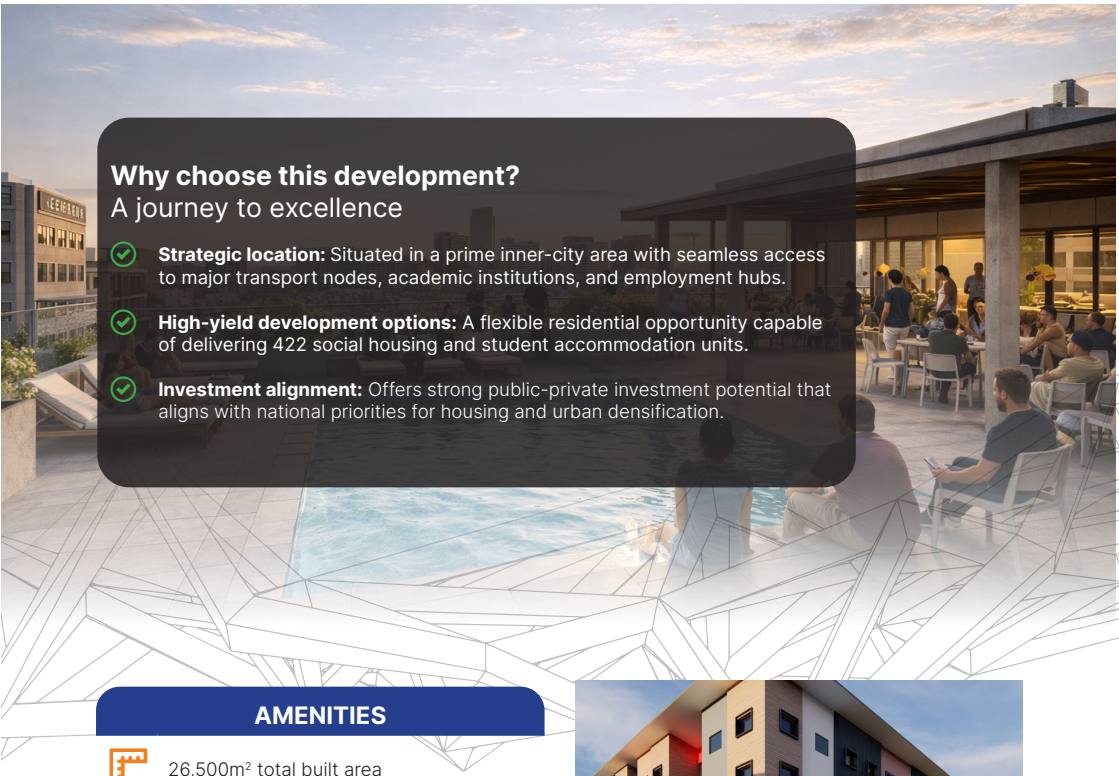
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BRAAMFONTEIN PROJECT

MIXED USE AFFORDABLE HOUSING SCHEME



Why choose this development?

A journey to excellence

- **Strategic location:** Situated in a prime inner-city area with seamless access to major transport nodes, academic institutions, and employment hubs.
- **High-yield development options:** A flexible residential opportunity capable of delivering 422 social housing and student accommodation units.
- **Investment alignment:** Offers strong public-private investment potential that aligns with national priorities for housing and urban densification.

AMENITIES

- 26,500m² total built area
- 1,315m² of dedicated commercial space
- High-tech fitness centre
- Day care and babysitting facilities
- 24-hour security with surveillance
- Access-controlled entry and exit points
- Meeting rooms and co-working spaces



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HDA
AT A GLANCE

Proven Delivery at Scale

Driving South Africa's largest human settlements programmes

Delivering tens of thousands of housing opportunities nationwide



MORE THAN HOUSING

- INTEGRATED, SUSTAINABLE COMMUNITIES
- BULK INFRASTRUCTURE & SERVICES
- IMPROVED SAFETY & QUALITY OF LIFE
- STRONG GOVERNMENT PARTNERSHIPS
- STRATEGIC LAND PARCELS ACQUIRED & RELEASED FOR DEVELOPMENT
- 136 NATIONALLY DECLARED PRIORITY HUMAN SETTLEMENTS DEVELOPMENT AREAS TO ACCELERATE SPATIAL TRANSFORMATION

26,800+

HOUSING OPPORTUNITIES DELIVERED THROUGH N2 GATEWAY AND ZANEMVULA PROJECTS ALONE



FLAGSHIP PROJECTS

THROUGH FLAGSHIP PROJECTS AND OTHER INITIATIVES (AMONGST OTHERS), THE HDA DELIVERED:

N2 Gateway Project, Western Cape

One of SA's largest integrated housing projects

16,800+ UNITS DELIVERED

Zanemvula Project, Eastern Cape

Upgrading informal settlements at scale

10,000+ HOUSING UNITS

Lerato Park Integrated Housing Development

Lerato Park, Kuruman & mining towns

4000+ of units delivered

Cornubia Project, Durban

Strategic partner to eThekwini Metropolitan Municipality

•Large-scale mixed-use, mixed-income development
•(Driving inclusion & economic growth)

Emergency Housing Interventions

Delivering temporary housing & support

Delivering rapid response for flood-affected communities

Asbestos Eradication Programme

Assisting provinces and municipalities to replace asbestos roofs

Thousands of asbestos roofs replaced (Limpopo and recently, Free State)

Vista Park presidential project, Free State

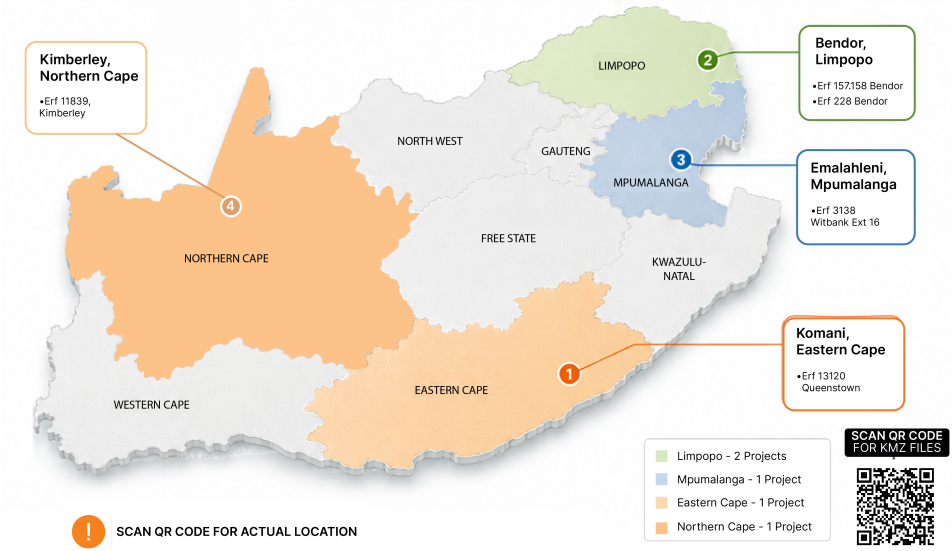
- To deliver **5000+** Units

PROJECT PIPELINE

The HDA recognises the need to establish a sustainable investment pipeline that supports long-term, inclusive, and catalytic development across South Africa. As a public sector developer of choice, the HDA continues to unlock strategically located land parcels for integrated human settlements, mixed-use developments, affordable housing, and investment-led urban regeneration initiatives.

The projects listed below represent additional HDA-owned land parcels that have been identified and earmarked for future development. These opportunities are considered eligible for investment participation and partnership with the private sector, development financiers, institutional investors, and strategic stakeholders committed to sustainable and impactful development outcomes.

Project Description	Location	Typology	Size (Ha)	Estimated yield
Erf 13120, Queenstown	Komani, Eastern Cape	Student accommodation	5.1924	633 units/3038 beds
Erf 157,158 Bendor	Bendor, Limpopo	Affordable sales – duplex units	0.2924	16 units
Erf 228, Bendor	Bendor, Limpopo	High-end residential development	0.189	4 high-end residential units
Erf 11839, Kimberley	Kimberley, Northern Cape	Student accommodation	1900m^2	150 student units/ 300 beds
Erf 3138, Witbank Ext 16	Emalahleni, Mpumalanga	Affordable housing units	1.5618	110 units



ACKNOWLEDGEMENTS & INFORMATION

Housing Development Agency Investment Focus 2026/27

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- Chief Investment Office
- Marketing and Communication

DISCLAIMER

The information contained in this booklet relates to the mandate and activities of the HDA and was deemed to be correct at the time of compilation. The intent of the information is to assist stakeholders, partners, and the public seeking to learn about the HDA and its role in human settlements development in South Africa. The HDA does not assume any legal liability or responsibility for the accuracy, completeness, or usefulness of any information, product, or process disclosed in this document. Reference herein to any specific commercial product, process, service, trademark, manufacturer, or otherwise, does not constitute or imply its endorsement, recommendation, or favouring by the HDA. The views and opinions expressed herein do not necessarily state or reflect those of the Housing Development Agency.

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