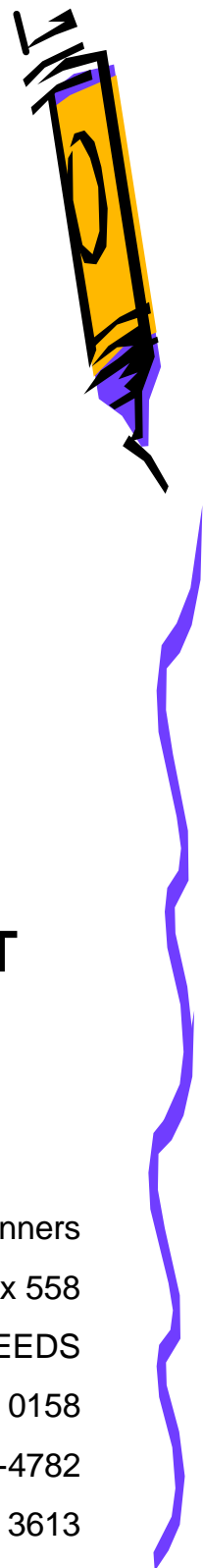


LAND-USE STUDY

OF

THE

HILLBROW HEALTH PRECINCT



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1. Introduction

This report has been compiled for the purpose of assessing the Town Planning aspects of the sites within the proposed Hillbow Health Precinct. The study area boundaries are defined as follows: Kotze Street on the North, Smit Street to the South, Klein Street to the East and Joubert and Rissik Street to the West. Annexure 1 attached hereto shows the study area.

2. Study Objectives

The objectives of the study are to indicate:

- Erf numbers as they appear on the general plan;
- Street address or Street name a property gains access from;
- Extent or size each property;
- Construction date (where possible);
- Heritage value;
- Property values;
- Zoning ;
- Coverage (Permissible and Actual);
- Height (Permissible and Actual height);
- Floor Area Ratio (FAR);
- Current Land-uses and
- Availability of Servitudes over any of the properites.

3. Research Methodology

In order to achieve the study objectives the following documents/reports were used as a base for data collection:

- Johannesburg Town Planning Scheme of 1979.
- Municipal Valuation Roll for financial year 2001/2004.
- Interviews with property owners or tenants.
- Site visits in July 2004.

- Hillbrow Health Precinct Report for JDA by Dr. Dirk A Prinsloo and Louis Prinsloo (Land-use Audit).
- Heritage Impact Assessment Report compiled by Cecilia Steinberg.
- Visits to the Johannesburg Metropolitan Municipality (collection of zoning and related data).

4. Erf data as per objectives:

Refer to annexure 2 attached hereto. Annexure 2 shows all the even data as per objectives set out in paragraph 2 above.

5. Data analysis:

Refer to Annexure 2 attached hereto for full details:

5.1.1 Erf Numbers:

Erf numbers are listed as they appear in the Johannesburg General Plan.

5.1.2 Street Addresses:

Street addresses are given for the properties where it was possible to establish the addresses, for the properties where it was impossible; a street name a property gains access from is given.

5.1.3 Extent /Size:

Property sizes are given in square metres.

5.1.4 Owner or Tenant:

Source of data used did not show a distinction between the owner and a tenant. In all cases assume it could be an owner or tenant.

5.1.5 Construction Date:

Properties where more than 1 date under construction date is given, the oldest date is the date of the first construction of a building on erf, followed by either extensions/alterations to the building.

5.1.6 Heritage Value:

Heritage value is as per the Heritage Assessment Report conducted.

5.1.7 Property Values:

The Property Values are as per Municipal Valuation Roll. Improved value = Site Value + Value of improvements.

5.1.8 Zoning:

Refers to the actual usage each property is meant for. It is as per Johannesburg Town Planning Scheme of 1979.

5.1.9 Permissible coverage and Existing:

Permissible coverage refers to the maximum percentage of land that is allowed to be covered by building/s on an erf. Existing coverage refers to the actual land covered by building/s on an erf.

5.1.10 Permissible Height:

Refers to the maximum number of storeys a building is allowed to have. The actual is number of floors a building currently has.

Height Zone 2: Height is not prescribed but is subject to clause 45 (2) of Johannesburg Town Planning Scheme which states that “buildings in height zone 1, 2, 3 and 4 shall not project above a line drawn at an angle of 59 degrees to the horizontal from a point at the street level on the street boundary on to which the site fronts”.

Height Zone 0: Three (3) storeys

Height zone 5: Four (4) storeys

5.1.11 Floor area ratio (F.A.R)

(F.A.R): Refers to areas covered by buildings on a site, multiplied by the number of floors and divided by the area of the site. The average F.AR is used as some calculations were complex. (i.e a building having 1, 2 and 3 storeys depending on the site it's been looked at from and a site with number of building of various heights).

5.1.12 Current Land-Use.

The study area has 4 (four) Quadrants (Annexure 3 attached hereto showing 4 Quadrants of the study area)

Quadrant 1

Quadrant 1 consists of all properties from Kotze Street, bounded to the east by Klein Street and to the west by Hospital Street, incorporating Esselen Street and almost half of property RE/4352 former Hillbrow Hospital (South of Esselen Street). Refer to Appendix 1 attached hereto for land use of erf RE/4352 which falls in Quadrant 1 and Quadrant 2.

The following land-uses are found in this quadrant:

Residential, residential for students, mortuary, cultural dance club, clinic, skill development centre, AIDS training centre, Nurses homes, pharmacy store, Aids patients wards and some vacant buildings.

Quadrant 2

Quadrant 2 is the lower half of erf Re/4352 up to Smit Street and has the following land uses:

Chapel, transport office, garden office, help centre, clinic, pharmacy and the proposed health centre that is currently under construction.

Quadrant 3

This quadrant is located east of Hospital Street, West of Rissik Street, South of De Korte Street and North of Smit Street.

The quadrant has the following land uses:

Church, residential, pubs, small shops (spaza shops) Clinics, and Doctors consulting room, residential for students, parking, Educational and Medical Bureau for Occupational Disease (Administration and Monitoring).

Quadrant 4

This quadrant is bounded by the following streets: to west is Joubert Street, to the East is Hospital Street, to the South is De Korte Street and to the North is Kotze Street. Appendix 3 attached hereto shows the full land use of this Quadrant.

This Quadrant contains the following land uses:

Mortuary, Forensic laboratory, National Institute of Occupational Health Clinic, limited Residential (Cottage for Visitors), vacant buildings and Laboratories for National Health Laboratory Services.

5.1.13 Servitudes:

Only four properties are affected by a servitude. RE/4352 is affected by Right of Way (R.O.W.) servitude and 3464, 3465 and 1/4989 are affected a water pipe servitude that runs over these properties. Appendix 2 is attached hereto to shows where properties are affected by servitudes.

5.1.14 Prop. Quad as appears in column 18 of Annexure 2 refers to Property Quadrant each erf falls into.

6. Conclusion

The land-use survey conducted shows that the health related land uses are a predominant trend in the study area as they are common in all 4 Quadrants. Health related land-uses are followed closely by residential and educational land-uses. The proposed Health Precinct Project will therefore not have adverse impact on the surrounding land-uses. It will rather enhance the character of the place by encouraging the property owners to revamp their properties. This is likely to result in an escalation of the property market prices in the area.

In as far as the Town Planning Scheme, Johannesburg Road Agency and the Heritage Resource regulations are concerned; there are no regulations that stand in the way of the proposed project. However a proper procedure of how to get consent from the relevant authorities should be established prior to the implementation of the project.

7. References

1. Johannesburg Town Planning scheme of 1979.
2. Provincial Valuations Roll for financial year 2001/2004.
3. Hillbrow Health Precinct Report for JDA by Dr. Dirk A Prinsloo and Louis Prinsloo (Land-use Audit), March 2004
4. Heritage Impact Assessment Report compiled by Cecilia Steinberg, March 2004

Erf No.	Street Address/ Build/Frame	Extent/ Size (m²)	Owner / Tenant	Construction Date	Heritage Value	Improved Value	Site Value	Value of Improvements	Zoning	Permissible Coverage	Existing Coverage	Permissible Height	Actual Height	FAR	Current Land-Use	Servitudes	Prop. Quad	Comments
2560	Cnr Smit & Rissik Str	248	YMC Properties CC		No	1410000	60000	1470000	Residential 4	100%	74%	ZONE 2	8	5.9	Residential	No	3	Student Accomodation
2561	Cnr Smit & Rissik Str	248	YMC Properties CC		No	60000	60000	0	Residential 4	100%	74%	ZONE 2	8	5.9	Residential	No	3	1 property with 2560
2562	223 Smit & 122 Juta Str	496	Central Government		No	160000	120000	40000	Residential 4	100%		ZONE 2			Parking	No	3	Fenced
2563	227 Smit Str	744	YMC Properties CC		No	190000	190000	0	Residential 4	100%		ZONE 2			Parking	No	3	Fenced
2564	221 & 231 Smit Str	521	Technikon Witwatersrand	1895	Yes	650000	160000	49000	Business 4	100%		ZONE 2			Hotel School (TWR)	No	3	
2565	221 & 231 Smit Str	538	Technikon Witwatersrand	1895	yes	160000	16000	144000	Business 4	70%		ZONE 5			Hotel School (TWR)	No	3	
2566	Cnr Smit & Rissik Str	496	YMC Properties CC		No	150000	150000	0	Residential 4	60%	29%	ZONE 5	4	1.2	Residential	No	3	Student Accomodation
2567	223 Smit & 122 Juta Str	496	Central Government		No	150000	150000	0	Business 4	100%		ZONE 2			Parking	No	3	
2568	221 & 231 Smit Str	534	Technikon Witwatersrand	1895	Yes	190000	190000	0	Business 4	100%		ZONE 2			Hotel School (TWR)	No	3	No Building on site
2569	Cnr Smit & Rissik Str	496	YMC Properties CC		No	150000	150000	0	Residential 4	60%	84%	ZONE 5	2	1.7	Residential	No	3	Student Accomodation
2570	223 Smit & 122 Juta Str	496	Central Government	1895	Yes	150000	150000	0	Residential 4	100%		ZONE 2			Parking	No	3	
2571	221 & 231 Smit Str	530	Technikon Witwatersrand	1895	Yes	190000	190000	0	Business 4	100%	43%	ZONE 2	1	0.2	Hotel School (TWR)	No	3	
2572	Cnr Smit & Rissik Str	496	YMC Properties CC		No	150000	150000	0	Residential 4	60%	84%	ZONE 5	2	1.7	Residential	No	3	Student Accomodation
2573	223 Smit & 122 Juta Str	496	Central Government		No	150000	150000	0	Residential 4	100%		ZONE 2			Parking	No	3	
2574	221 & 231 Smit Str	525	Technikon Witwatersrand	1895	Yes	190000	190000	0	Business 4	100%	43%	ZONE 2	1	0.2	Hotel School (TWR)	No	3	
2575	Cnr Smit & Rissik Str	496	YMC Properties CC		No	150000	150000	0	Residential 4	60%	84%	ZONE 5	2	1.7	Residential	No	3	Student Accomodation
2576	223 Smit & 122 Juta Str	496	Central Government		No	150000	150000	0	Bussiness 4	70%		ZONE 5			Parking	No	3	No Building on site
2577	221 & 231 Smit Str	521	Technikon Witwatersrand	1950's	No	190000	190000	0	Residential 4	100%	81%	ZONE 2	3	2.4	Hotel School (TWR)	No	3	
2578	239, 241 Smit & 3, 5, 7, 9, 11 Sutherland Str	359	Technikon Witwatersrand		No	120000	90000	30000	Residential 4	100%		ZONE 2			Parking	No	3	Fenced
2579	239, 241 Smit & 3, 5, 7, 9, 11 Sutherland Str	335	Technikon Witwatersrand		No	85000	85000	0	Residential 4	100%		ZONE 2			Parking	No	3	Fenced
2580	239, 241 Smit & 3, 5, 7, 9, 11 Sutherland Str	468	Technikon Witwatersrand		No	120000	120000	0	Residential 4	100%		ZONE 2			Parking	No	3	Fenced
2581	239, 241 Smit & 3, 5, 7, 9, 11 Sutherland Str	472	Technikon Witwatersrand		No	120000	120000	0	Residential 4	100%		ZONE 2			Parking	No	3	Fenced
2582	239, 241 Smit & 3, 5, 7, 9, 11 Sutherland Str	477	Technikon Witwatersrand		No	120000	120000	0	Residential 4	100%		ZONE 2			Parking	No	3	Fenced
2583	239, 241 Smit & 3, 5, 7, 9, 11 Sutherland Str	481	Technikon Witwatersrand		No	130000	120000	10000	Residential 4	100%		ZONE 2			Parking	No	3	Fenced
2584	239, 241 Smit & 3, 5, 7, 9, 11 Sutherland Str	485	T.W.R		No	155000	145000	10000	Residential	100%		ZONE2			Parking	No	3	Fenced

Erf No.	Street Address/ Build/Name	Extent/ Size (m²)	Owner / Tenant	Construction Date	Heritage Value	Improved Value	Site Value	Value of Improvements	Zoning	Permissible Coverage	Existing Coverage	Permissible Height	Actual Height	FAR	Current Land-Use	Servitudes	Prop. Quad	Comments
2585	239, 241 Smit & 3, 5, 7, 9, 11 Sutherland Str	595	same as 2586		No	164000	105000	1535000	Residential 4	100%	70%	ZONE 2	12	8.3	Residential	No	3	Gov. Subsidies
2586	13 Sutherland Str	595	Ltd		No	105000	105000	0	Residential 4	100%		ZONE 2			Parking	No	3	Fenced
2587	243 Sutherland Str	335	Talargyll Pty Ltd		No	85000	85000	0	Residential 4	100%		ZONE 2			motor dealer	No	3	
2588	1 Hospital str	335	Stand 2588 Johannesburg Dir.		No	730000	85000	645000	Residential 4	100%		ZONE 2	7		Residential	No	3	
2593	6, 8, 10 Sutherland Str	446	Norven INV. PTY LTD		No	150000	135000	15000	Special	100%		ZONE 2			Vacant (Empty)	No	3	
2595	6, 8, 10 Sutherland Str	446	Norven INV. PTY LTD		No	150000	135000	15000	Special	100%		ZONE 2			Vacant (Empty)	No	3	
2597	6, 8, 10 Sutherland Str	446	Norven INV. PTY LTD			150000	135000	15000	Special	100%		ZONE 2			Vacant (Empty)	No	3	
2599	12 Sutherland Str	446	M&C Finance PTY LTD	1947	No	420000	135000	285000	Special	100%		ZONE 2	4		Vacant (Empty)	No	3	burnt down
2715	0 Juta Str	526	Tegniese Kollege JHB		No	390000	130000	260000	Residential 4	60%	77%	ZONE 5	1	0.7	Progressiveprimary School	No	3	
2716	0 Juta Str	496	Technikon Witwatersrand		No	350000	150000	200000	Business 4	70%	96%	ZONE 5	2	1.8	Hotel School (TWR)	No	3	relocating
2717	122 Juta str	496	Central Gorvenment		No	3050000	125000	2925000	Business 4	70%	24.00%	ZONE 5			Parking	No	3	
2718	122 Juta str	496	Central Gorvenment		No	125000	125000	0	Business 4	70%	24.00%	ZONE 5			Parking	No	3	
2722	144 De Korte Str	579	Central Gorvenment	1935	Yes	145000	145000	0	Business 4	70%	65.00%	ZONE 5	3	2.2	MBOD Admini. Implementation and monitoring of workers exposed to risk in mines and works	No	3	
2723	144 De Korte Str	565	Central Gorvenment		No	140000	140000	0	Business 4	70%	65%	ZONE 5	3	2.2	same as above	No	3	
2724	144 De Korte Str	565	Central Gorvenment	1935	Yes	140000	140000	0	Business 4	70%	65%	ZONE 5	3	2.2	same as above	No	3	
2725	144 De Korte Str	565	Central Gorvenment	1935	Yes	140000	140000	0	Business 4	70%	65%	ZONE 5	3	2.2	same as above	No	3	
2726	144 De Korte Str	565	Central Gorvenment	1935	Yes	140000	140000	0	Business 4	70%	65%	ZONE 5	3	2.2	same as above	No	3	
2727	144 De Korte Str	565	Central Gorvenment		No	140000	140000	0	Business 4	70%	65%	ZONE 5	3	2.2	same as above	No	3	
3464	corner Esselen and Hospital	228	Secretariat Property MG		No	35000	30000	5000	Public Roads						Part of road Reserve	yes	1	Slip-way road
3465	Hospital	228	Secretariat Property MG		No				Public Roads						same as above	yes	1	Slip-way road
3472	Hospital	228	Secretariat Property MG		No				Public Roads						same as above	No	1	Slip-way road
3473	Corner Kotze and hospital	228	Secretariat Property MG		No				Public Roads						same as above	No	1	Slip-way road
3481	64 King George, 15, 17 Esselen	248	Provincial Government	1927/1943	yes	1400000	34000	1366000	Residential 4	100%	75%	ZONE 2	3	4.7	Clinic and AIDS training centre	No	1	
3482	64 King George, 15, 17 Esselen	248	Provincial Government	1927/1943	yes	34000	34000	0	Residential 4	100%	44%	ZONE 2	3	1.3	same as above	No	1	

Erf No.	Street Address/ Build/Name	Extent/ Size (m²)	Owner / Tenant	Construction Date	Heritage Value	Improved Value	Site Value	Value of Improvements	Zoning	Permissible Coverage	Existing Coverage	Permissible height	Actual Height	FAR	Current Land-Use	Servitudes	Prop. Quad	Comments
3483	64 King George, 15, 17 Esselen	496	Provincial Government	1927/1943/1946	yes	68000	68000	0	Residential 4	100%	49%	ZONE 2	2	0.9	Clinic and AIDS training centre	No	1	
3484	19 Esselen Str.	496	Boys Town SA (Government)		No	95000	80000	15000	Residential 4	100%	65%	ZONE 2	1	0.6	Burnt down 14/03/2004	No	1	
3489	19 Esselen Str.	496	BP Southern Africa Pty Ltd	1954/1988/1957	No	600000	210000	390000	Business 1	100%	36%	ZONE 2	1	0.4	Petrol Garage	No	1	Also 1972/1977
3490	67 Klein, 30, 32, 34 kotze	496	BP Southern Africa Pty Ltd	1954/1988/1957	No	210000	210000	0	Business 1	100%	36%	ZONE 2	1	0.4	same as above	No	1	Also 1972/1977
3491	67 Klein, 30, 32, 34 Kotze	248	BP Southern Africa Pty Ltd	1954/1988/1957	No	110000	110000	0	Business 1	100%	36%	ZONE 2	1	0.4	same as above	No	1	Also 1972/1977
3492	67 Klein, 30, 32, 34 Kotze	248	BP Southern Africa Pty Ltd	1954/1988/1957	No	108000	108000	0	Business 1	100%	36%	ZONE 2	1	0.4	same as above	No	1	Also 1972/1977
4368	Joubert Str	180	Central Government			10000	10000	0	Existing Public Road							No	4	
4369	De Korte Str	95	Central Government			10000	10000	0	Existing Public Road							No	4	
4513	004513/000 of Burgerdorp	517	Technikon Witwatersrand		No	130000	130000	0	Existing Public Road	100%		ZONE 2			Parking and Driveway	No	3	
4537	13 Sutherland	94	Maksana Beleggings Pty Ltd		No	10000	10000	0	Existing Public Road	100%		ZONE 2			Residential Flats	No	3	
4693	9 Hospital Str	1338	Norven Inv. Pty Ltd	1978	No	830000	400000	430000	Residential 4	100%	14%	ZONE 2	7	1	Residential	No	3	business on G-Floor
4918	1 Hospital	1562	JHB housing Co.		No	2640000	250000	2390000	Business 1	100%	40%	ZONE 2	16	6.3	Residential	No	3	Social housing
4952	65 King George Str	1487	Kapteyn Str Inv. Pty Ltd	1937	Yes	4390000	615000	3775000	Business 1	100%	84%	ZONE 2	6	5.1	Residential	No	1	skill developmnt centre
4953	66 King George	497	Ayob		No	888000	210000	670000	Business 1	100%	96%	ZONE 2	7	6.9	Residential and saloon	No	1	business on G-Floor
5181	63 Klein Str	496	Mount Manor Body Corporate	1937	Yes	210000	65000	145000	Residential 4	100%	96%	ZONE 2	3	2.8	Residential	No	1	Apartments
1/2728	144 De Korte Str	248	Central Gorvenment	1935	Yes	60000	60000	0	Business 4	70%	65%	ZONE 5	3	2.2	same as above	No	3	
1/4353	004353/001 Burgerdorp	6114	Central Government		No	4850000	645000	4205000	Institutional			ZONE 0			Parking	No	3	Driveway as well
1/4354	Joubert str	6114	central Government		no	4850000	645000	4205000	institutional	70%	55.00%	ZONE 0	3	1.2	mortuary,labs	No	4	NIOH Mortuary
1/4479	11 Hospital Street	1676	Contax Diensle Pty Ltd	1970	No	5120000	200000	4920000	Institutional	100%	37%	ZONE 2	12 and 17	5.4	Residential	No	3	Apartments
1/4589	0 Esselen Str	2591	Aerox Property Pty Ltd	1935	Yes	790000	600000	190000	Business 1	100%		ZONE 2	6 in kotzeand 2 in esselen	2.4	ResidentialMortuary and cultural dancing.	yes	1	Appendix 1 attached
1/4637	0 Juta	1488	Con Methodist Church SA	1972	No	520000	100000	420000	Institutional	60%	No plans	ZONE 5	1	no plans	Church and limited Accomodation	No	3	
2/4354	Hospital	6113	central Government		yes	3160000	790000	2370000	Resintial 4	70%	56.00%	ZONE 0	3	1.6	Clinic	No	4	NIOH clinic
3/4354	Kotze Str	4590	Central Government		yes	970000	480000	490000	Institutional	70%	14%	ZONE 0	2	0.2	Forensic Laboratory	No	4	Also a basement
4/4354	Kotze Str	11190	Central Government		yes	2080000	1160000	920000	Institutional	70%	58%	ZONE 0	1	1.2	mortuary	No	4	most building vacant
5/4354	Hospital Str	89	Central Government			10000	10000	0	Existing Public Road						access Road	No	4	

Appendix 1 Key: RE 4352 Quadrant 1 and 2

No.	Building Name	Construction Date	Architect	Heritage Value	Current Use	Floors
1	Superintendent's House	1936	Gordon Leith	Yes	Offices	2
2	Chapel	1936	Gordon Leith	Yes	Chapel	1
3	Polyclinic currently being converted community help center	-	Currently Moleko and RFB Architects	Yes	Under Construction	2
4	Help Centre	1937		Yes	Help Center	2
5	Pavilions	1910	W.H. Stuckle	Yes	Clinic	2
6	Central Administration	1937	Gordon Leith	Yes	Pharmacy	6
7	Stroyan Wards	Early 30s		Yes		
8	Kitchen block	Early 30s	Gordon Leith	Yes	Office Ground floor only	
9	Nurses Homes/isolation wards	1937	Gordon Leith	Yes	Physiotherapy connected to kitchen and Doctor Quarters	
10					Linen room	1
11	X-ray department			Yes	X-rays	2
12	Ward			Yes	Pharmacy store only ground floor used	2
13	Workshops			Yes	Workshop	2
14	Wards 21 – 22			Yes	AIDS patients	2
15	Nurses homes			Yes	Nurses homes	8
16	PWD Block			Yes	Nurses homes	3
17	Nurses homes			Yes	Nurses homes	8

APPENDIX 3 Key: Quadrant 4 Land-Use

Erf no	No	Building Name	Construction Date	Architctect	Heritage value	Floors	Current use
Re/4354	1	Watkins Pitchford	1912	Herbert Buke	Yes	3	Laboratory
Re/4354	2 a	Directors house/Cancer epidomiology research group	1912	Herbrt Buke	yes	2	Offices
Re/4354	2b	Temporary Dry-Walled			No	1	Derelict
Re/4354	2c	Strore rooms			No	2	Store room
Re/4354	3	Jack Metz	1956	W A Mcdonald	No	2	Derelict
Re/4354	4	Spencer Lister	1964		NO	3	School for laboratory managment
Re/4354	5	Laboratory Pneumatics	1967	Flemming and Cooke	No	2	Derelict
1/4354	6	National Institute for occupational Health Pneumatics	1967	Flemming and Cooke	No	2	Laboratory and Mortuary
1/4354	7	James Murray	1967	Flemming and Cooke	No	2	Laboratory
1/4354	8	Workshop	1967	Flemming and Cooke	No	2	Workshop
1/4354	9	House	1967	Same as above	No	1	Vistors cottage
3/4354	10	Forencic Laboratory	1930's		Yes	2	Cottage for staff
3/4354	11	Forencic Laboratory	1930's		Yes	2	Laboratory
4/4354	12	Compunds	1936	Gordon Leith	Yes	4	Derelict
4/4354	13	Female wards or Nurses Home	19101	W.H. Stucke	Yes	2	Derelict
4/4354	14	Surgical Ward	1936	Gordon Leith	Yes	1	Derelict
4/4354	15	Unknown				1	Derelict

Erf no	No.	Building Name	Construction Date	Architect	Heritage value	Floors	Current use
4/4354	16	Ward, Kitchen, Message, X-ray	1936	Gordon Leith	yes	1	Derelict
4/4354	17	Johannesburg Mortuary	1941	Gordon Leith	yes	1	Mortuary
2/4354	18 a	National Institute of occupational health	1923		Yes	2	Clinic
2/4354	18b	Wings Added laboratories			yes	1	Laboratory
2/4354	18c	Library			yes	1	Library