



Facebook: [MontroseCity](#) | Twitter: [@MontroseCity](#) | LinkedIn: [@MontroseCity](#) | Instagram: [MontroseCity](#) | Website: [www.montrosecity.co.za](#)

- 2 Making sustainability a reality
- 3 Transforming the economic landscape
- 3 Ready to house the first beneficiaries
- 4 Bonded houses on offer

# An African dream for West Rand's housing demand



Montrose City is a mixed suburban township development consisting of affordable housing, low cost housing, and upmarket residential housing. The development will include a 20 000m<sup>2</sup> shopping centre, as well as an estimated 13792 units of housing, this is a modernised development of a Smart City.

Montrose City is the brainchild of SCM Properties Ltd, a visionary black owned property development company that put together a professional team for the development that is made out of 22

committed professionals from companies that deliver engineering, architecture, quantity surveyors, communications and property planning and development services.

The development is a Private – Public Partnership between the Gauteng Department of Human Settlements, SCM Properties and Development, Westrand District and Rand West City Local Municipality will yield 13 792 housing units. It is estimated that the units of 13 792 will accommodate a population of +/- 80 000 people on completion

## 24 year long walk to proper housing for Randfontein

Montrose City, a solution to 24 years of challenges for government to provide adequate housing. According to research conducted by for Montrose City in 2017, 70 percent of respondents

mentioned that employment areas are too far from their place of residence and that 90 percent schools are not within the radius where they live. 65 percent of the respondents commute to

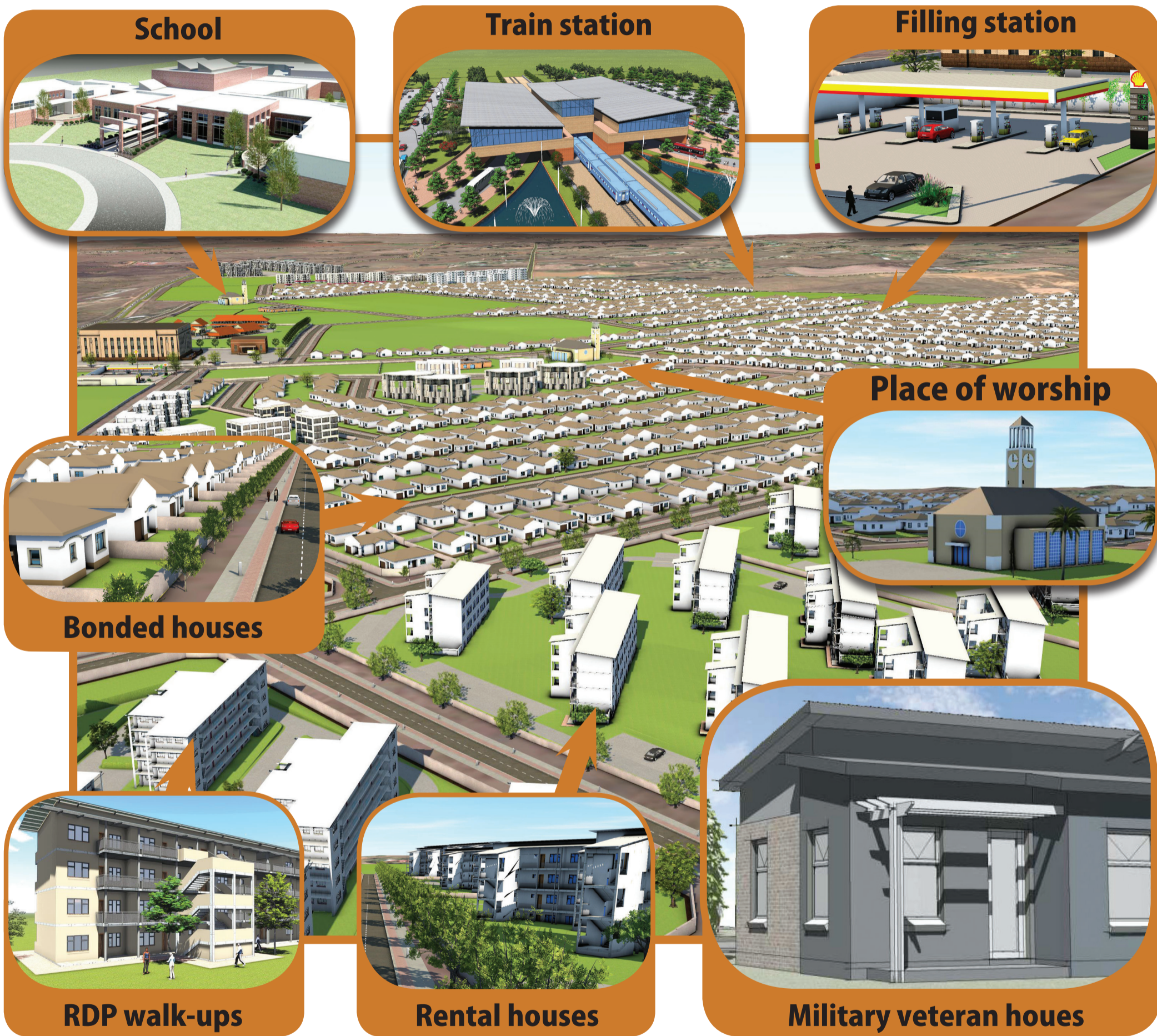
work on public transportation. The Montrose development responds to these concerns by including residential housing (including affordable housing, low cost housing and upper market residential

housing), retail, filling station, education facilities, medical facilities, a community centre, an early learning facility/crèche, religious facility, commercial and industrial development and adequate transportation.

# Making sustainability a reality

In describing what mega cities are, in his address at the BATSETA Winter Conference, Sun City, Rustenburg, 30 May 2017, the MEC for CoGTA and Human Settlements, Paul Mashatile, said: " They are big in size – a minimum of 10 000 units of mixed typologies, they will be built to have a high impact spatially, socially and economically to the beneficiaries and they will be highly coordinated amongst the relevant sister departments to the Human Settlements Department and these include Roads and Transport; Education; Economic Development; Community Safety; Sport, Arts, Culture and Recreation; Health and Social

Development. We are also attracting businesses to invest in the development of small industries, malls and other economic activities so as work and other economic opportunities are closer to where our people stay." These mega cities will be coordinated as a sustainable, long-term development of new post-apartheid cities that are intrinsically linked to one another spatially, socially and economically. Overall they must result in new cities and inform the essence of Gauteng City Region



**Mega Cities are big in size – a minimum of 10 000 units of mixed typologies, they will be built to have a high impact spatially, socially and economically to the beneficiaries**



**- Paul Mashatile -**

# The Infrastructure Funding Summit; mobilising funding and reflecting on progress of the Mega Cities.

The Gauteng Mega City Human Settlements Infrastructure Funding Summit was a two day event held at the Gallagher Estate in April 2017. The aim of the investment summit was to mobilise funding for building the Mega Human Settlements, to reflect on the progress thus far and to investigate new and innovative ways to implement the government's fifteen year infrastructure masterplan.

The Infrastructure Master Plan is a Public-Private Partnership (PPPs) between the Gauteng Infrastructure Funding Agency, the Department of Infrastructure

Development, the Gauteng Department Human Settlements and the Private Sector to build sustainable post-apartheid cities, called Mega Cities.

This gave birth to the ambitious R100-billion economic corridor investment in the Gauteng Mega Projects that aims to build at least 31 residential developments, 19 integrated cities that will provide a stock of 800 000 by 2019.

This will alleviate the huge backlog in housing delivery in Gauteng, transform and modernize the spatial landscape of the province Exhibiting at the

Infrastructure Funding Summit, was Montrose City; among the 31 Mega Cities Projects that the Gauteng government is rolling out across the province as part of its vision to build smart cities, driven by broadband technology, energy efficiency and other smart solutions, that are able to cater to the needs of its residential and commercial residents.

This is part of the government's approach to prioritise employment creation and socioeconomic integration. These new post-Apartheid cities will be rolled out in phased stages in the identified five mega city corridors; Northern, Eastern, Western, Southern and Central Corridors.



## Montrose City will transform the economic landscape of the West Rand District

"Montrose City will use Middelvlei as the economic anchor of its residential and commercial developments" said the Gauteng Premier David Makhura at the official launch of the Montrose City development at the end of 2017. 'Prasa is open to the idea of including Middelvlei to their routes, as there would be sufficient market to make a business case for Prasa once the project is completed' Montrose City Developer. Montrose City is Located in Middelvlei Farm on the outskirts of Randfontein in the West Rand

of Gauteng. Running through the farm, is a Transnet railway line that leads to the Middelvlei train station. The Middelvlei train station is no longer operational. The train station used to service a mill plant, when the area was in agribusiness. The agribusiness was the solo user of the station and when it closed operations, the train station closed down. Renewing the train station will ensure that residence can move faster as part of the government's multifaceted intervention to transform the economic landscape of the West Rand.



## Ready to house first beneficiaries

The Montrose construction started in November 2017 where internal township services including water reticulation, sanitation, roads and storm water have been installed and it enabled us to start with the building of the top structure which includes Breaking New Ground Reconstruction Development Program (BNG RDP) walk ups, stand-alone units, stand-alone disabled units and Military veterans units. On completion the number of units that will be yielded are as follows BNG RDP walk ups 790 units, BNG RDP stand-alone for elderly 26 units; BNG RDP stand-alone for the disabled 10 units and 174 units for Military veterans and accommodate a population of 28 360 – 35 450 people in the West Rand district over the next few months.



Phase one of Montrose City to provide homes for 28 360 – 35 450 people.

# A Gala evening to reflect and celebrate milestones

Montrose City Mega Development stakeholders took time out of their busy schedules at the end of 2018 to enjoy an event of reminiscing, entertainment and foresight. The Gala evening took place in Johannesburg and was hosted to reflect on the progress to date and give account on where the project is in terms of construction progress and give future projection on where the project will be in the future.

Various stakeholders of the development attended the evening, from the professional team, contractors, Gauteng Department of Human Settlements, Rand West City Local Municipality, various suppliers, investors and other interested parties that will be future participants on the development, such as representatives from education and health.

Mr Alpheus Nonyane, the project land surveyor who has been responsible for some aspects of planning and administration of the project for over seven years, welcomed the guests and

took them down memory lane with a personal account of the challenges and achievements of working on the development. Mr Gert Wentzel, the project engineer, responsible for the design and administration of the development to ensure occupant safety and high building performance, spoke on behalf of the professional team's journey and aspirations.

The keynote address was delivered by the developer, Mr Sam Mhlaba, who shared milestones of the project and gave insight on what lies ahead for the project beneficiaries and its stakeholders over the next seven years.

The evening's entertainment included comedy, musical performances and a little thank you gift from the team to all the guests. The Montrose City team and its stakeholders remain motivated and excited to see the next phase of the development to fulfilment and to deliver much needed homes to the community of Randfontein.



# Bonded houses on offer

## 1, 2 & 3 Bedroom units | 1 Bathroom

The Montrose Mega City development gives you an opportunity to invest in bonded units that range between 50M<sup>2</sup> and 90M<sup>2</sup> in size, the 1 Bedroom, 2 Bedroom or 3 Bedroom bonded units consist of a spacious kitchen, lounge, dining area, fully fledged bathroom, garage, and covered patio for privacy and entertainment.

Each bonded unit is located within the heart of Rand West City Local Municipality and

within the Gauteng provincial Authorities.

The mixed integrated development has educational facilities such as a crèche, primary school and secondary school, health facilities, social facilities, commercial, industrial development, and a shopping centre. These units are ideal for families as its steps away from open parks and a community centre.



**Don't miss this opportunity to secure yourself a home!**

For more info, contact our sales office at:  
**info@montrosecity.co.za**

