## 1. Introduction

My name is Mwangala E Sibutu. Iam a second year student pursuing an MSc Building (Property Development & Management) at the University of the Witwatersrand. Iam collecting information for my final year thesis. The title of my research is: 'Urban Development Zones (UDZ's): An Investigation of the Effects of the Introduction of the UDZ Tax Incentive on Property Development in Johannesburg Inner City'. The information collected in this survey will be treated with the highest confidentiality and will be used strictly for academic purposes.

For any clarification please feel free to contact myself or my supervisor Professor Francois Viruly @ francois.viruly@wits.ac.za

Your assistance in completing this questionaire will be highly appreciated.

Kind regards Mwangala E Sibutu (Ms) Mobile: 073 992 8280 Email: m.sibutu@gmail.com

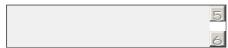
2. Default Section				
1. Name of responde	∍nt.			
2. Institution				
2. Ilistitution				
* 3. Has the introducti	on of the LIDZ	tay incontive had	a positivo offoct	on the
development of prop				on the
	city in the ooi	iaimesbarg iimei	City:	
€ Yes				
€ No				
* 4. Below is a list of s	some of the way	vs in which the ef	fects of the UDZ	tax incentive can
be measured. Kindly				
	Most effective	Effective	Does not matter much	Does not matter at all
Rental growth	ja	jα	ja	<b>j</b> a
Increase in capital values	<b>j</b> n	<b>j</b> m	<b>j</b> m	<b>j</b> m
Low yields	ja	<b>j</b> ra	<b>j</b> o	<b>j</b> o
Strong lease convenants	<b>j</b> n	<b>j</b> m	jn	Jn
Good quality tenants	ja	jα	ja	ja
Vacancy reduction  Increase in the number of	jn	<b>j</b> m	<b>j</b> m	<b>j</b> n
building plans passed	<b>j</b> n	jn	<b>j</b> to	<b>j</b> n
Physical appeal of buildings in the inner city	jn	<b>j</b> m	j'n	<b>j</b> n
Others,	<b>j</b> sa	jα	<b>j</b> a	ja
Other (please specify)	J	J	J	J
	5			
	6			

shortcomings. Kindl	Strongly agree	Agree	Do not agree at II
Complicated	ţa .	jn jn	ja ja
dministrative process	J.,	J.,	J
Inrealistic minimum hreshold of 1000m2	Ĵm	Ĵ'n	<b>j</b> n
argets only property as ousiness	<b>j</b> ʻo	jα	<b>j</b> o
Does not initiate nvestment	<b>j</b> m	Ĵη	<b>j</b> m
Area outside UDA area is still undeveloped	<b>j</b> tn	<b>j</b> n	<b>j</b> n
People still ignorant of tax neentive	<b>j</b> m	Ĵ'n	<b>j</b> m
Vorks only if investor nakes a profit	jn	ja	<b>j</b> n
Does not encourage private sector to improve public places	<b>j</b> m	<b>j</b> n	<b>j</b> m
Does not cater for social needs	j'n	jn	<b>j</b> n
JDZ area is too small	<b>j</b> m	jn	<b>j</b> m
Does not encourage new levelopers/investors into the inner city	ja ja	ja ja	<b>j</b> n
Difficult to measure success or failure of tax incentive	<b>j</b> m	<b>j</b> n	<b>j</b> m
Other (please specify)	5		
5. Do you consider the encourage property  Jo Yes  Jo No	he UDZ tax incentive development (refurk	e as an adequate mot os & new builds) in J	_
5. Do you consider the encourage property	he UDZ tax incentive development (refurk		ivating factor to ohannesburg inner ci
S. Do you consider the encourage property  Jin Yes  Jin No  Z. Kindly explain you  S. What other initiative	he UDZ tax incentive development (refurble ar answer above.	os & new builds) in J	_
5. Do you consider the encourage property  jn Yes  jn No  7. Kindly explain you  8. What other initiative han the UDZ tax inc	he UDZ tax incentive development (refurble ar answer above.	os & new builds) in J	ohannesburg inner ci
5. Do you consider the encourage property  Jin Yes  Jin No  7. Kindly explain you  8. What other initiative han the UDZ tax income	he UDZ tax incentive development (refurble ar answer above.	os & new builds) in J	ohannesburg inner ci
5. Do you consider the encourage property  jn Yes  jn No  7. Kindly explain you  8. What other initiative han the UDZ tax inc	he UDZ tax incentive development (refurble ar answer above.	os & new builds) in J	ohannesburg inner ci

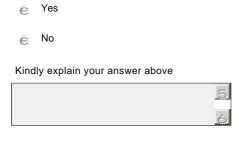
## \* 9. The list below contains some known advantages or benefits of the UDZ tax incentive. Rank the benefits listed below.

	Very important	Important	Fair	Not important
Tax incentive for investment	<b>j</b> α	jα	jα	јa
Encourages refurbishments & new developments	<b>j</b> m	<b>j</b> m	<b>j</b> n	<b>j</b> n
Encourages inner city regeneration	jα	jα	<b>j</b> a	<b>j</b> α
Enhances project feasibility	<b>j</b> n	j'n	<b>j</b> n	<b>j</b> n
Encourages confidence in the inner city	jα	jα	<b>j</b> a	<b>j</b> α
Eliminates derelict buildings	<b>j</b> n	<b>j</b> n	<b>j</b> n	jn
Minimises financial risks	<b>j</b> ra	<b>j</b> tn	<b>j</b> to	<b>j</b> m
Creates opportunity for emerging developers	<b>j</b> m	<b>j</b> m	<b>j</b> n	<b>j</b> n
Other (please specify)				

\* 10. Preliminary research has indicated that there has been only one new development that has been constructed in the inner city where the developers have claimed the UDZ tax allowance. What are some of the factors hindering developers from embarking on'new developments' within the inner city despite the benefit of claiming the tax incentive?



11. The UDZ tax incentive period was initially promulgated to run for 5 years, from 2004 to 2009. In 2008, this period was extended to 2014. Do you think this is sufficient time for more developers to benefit from the incentive?



3. Thank You	
Thank you so much for completing this questionaire.	
Kind regards Mwangala E Sibutu 073 992 8280	