

## 1. Introduction

My name is Mwangala E Sibutu. I am a second year student pursuing an MSc Building (Property Development & Management) at the University of the Witwatersrand. I am 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 questionnaire will be highly appreciated.

Kind regards  
Mwangala E Sibutu (Ms)  
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## 2. Default Section

### 1. Name of respondent.

### 2. Institution

- ★ 3. Has the introduction of the UDZ tax incentive had a positive effect on the development of property in the Johannesburg inner city?

☐ Yes

☐ No

- ★ 4. Below is a list of some of the ways in which the effects of the UDZ tax incentive can be measured. Kindly rate the ways listed by ticking the appropriate box.

	Most effective	Effective	Does not matter much	Does not matter at all
Rental growth	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increase in capital values	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Low yields	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Strong lease covenants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Good quality tenants	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Vacancy reduction	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Increase in the number of building plans passed	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Physical appeal of buildings in the inner city	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Others,	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

<input type="text"/>	5
	6

★ **5. Like any other concept, the UDZ tax incentive is not without problems or shortcomings. Kindly rank these problems by clicking the appropriate box.**

	Strongly agree	Agree	Do not agree at all
Complicated administrative process	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Unrealistic minimum threshold of 1000m2	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Targets only property as business	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does not initiate investment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Area outside UDA area is still undeveloped	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
People still ignorant of tax incentive	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Works only if investor makes a profit	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does not encourage private sector to improve public places	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does not cater for social needs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
UDZ area is too small	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Does not encourage new developers/investors into the inner city	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Difficult to measure success or failure of tax incentive	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

**6. Do you consider the UDZ tax incentive as an adequate motivating factor to encourage property development (refurbs & new builds) in Johannesburg inner city?**

☐ Yes

☐ No

**7. Kindly explain your answer above.**

★ **8. What other initiatives can be used to regenerate Johannesburg inner city other than the UDZ tax incentive?**

One	<input type="text"/>
Two	<input type="text"/>
Three	<input type="text"/>
Four	<input type="text"/>

★ **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	၂၈	၂၈	၂၈	၂၈
Encourages refurbishments & new developments	၂၈	၂၈	၂၈	၂၈
Encourages inner city regeneration	၂၈	၂၈	၂၈	၂၈
Enhances project feasibility	၂၈	၂၈	၂၈	၂၈
Encourages confidence in the inner city	၂၈	၂၈	၂၈	၂၈
Eliminates derelict buildings	၂၈	၂၈	၂၈	၂၈
Minimises financial risks	၂၈	၂၈	၂၈	၂၈
Creates opportunity for emerging developers	၂၈	၂၈	၂၈	၂၈
Other (please specify)				

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★ **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?**

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**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?**

☞ Yes

☞ No

Kindly explain your answer above

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### 3. Thank You

Thank you so much for completing this questionnaire.

Kind regards  
Mwangala E Sibutu  
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