



# GRA HERITAGE

AGM Presentation



# AGENDA

Introduction

Our Team

The Process

Selling Your Property and Approved Council Plans?

Favorable Examples Of Property Upgrades and Refurbishments

# MEET OUR TEAM



**COLIN BERGER**

HERITAGE ARCHITECT  
AND REALTOR  
RESIDENT FOR 11 YEARS



**KARIN HARCU-HARRISON**

ARCHITECT  
ORIGIN AND JAMES  
RESIDENT FOR 7 YEARS



**MIKE RASSMAN**

ARCHITECT  
ARCHITECTS OF JUSTICE  
RESIDENT FOR 5 YEARS



**JACK EDGAR**

ARCHITECT - COMPLETEING  
HONOURS AT WITS  
RESIDENT FOR 23 YEARS





# A BRIEF HISTORY OF GREENSIDE

The suburb of Greenside was developed on land that originally made up one of many large farms in Johannesburg, namely the Braamfontein Farm. In 1886, the farmland was bought by Lourens Geldenhuys for its mining rights. Fortunately for us more contemporary Greenside residents, the area was not viable mining land, and it remained as farmland.

In 1891, the farm was divided between Geldenhuys' two sons and after Louw Geldenhuys died in 1929, his wife Emmarentia sold off parts of the farm. One of the portions that was sold off became Greenside on 4 February 1931.

The name of the suburb is of Scottish origin, and was perhaps derived from the suburb's close proximity to the greens of the nearby Parkview Golf Club (which was established in 1916). This is also the reason that many of our roads are named after golf courses or professional golfers. Another interesting snippet of the naming history of our suburb is that they in all probability tried to name as many roads as they could, starting with the letter "G".

# INTRODUCTION

Greenside has a proud heritage with many historic buildings in our suburb that need to be preserved.

Anyone considering any structural alterations to their property that is older than 60 years need to obtain approval from the Greenside Heritage Sub-Committee (GHSC).

To do this, the following process needs to be followed:

The applicant (owner and/or architect) should provide the GHSC with the following documentation, via email to [heritage@gra.org.za](mailto:heritage@gra.org.za):

- Building plans showing the proposed alternations/additions in relation to the original plans
- A copy of the report which is intended to be submitted to the Provincial Heritage Resources Authority (PHRA-G). This should include a copy of the original building plans
- Proof of payment of the application fee
- A digital copy of the building plans needs to be emailed to the GRA – [heritage@gra.org.za](mailto:heritage@gra.org.za).

A site inspection will be arranged with the owner and/or architect once the documents have been received.

The architecture, character and heritage features of a house or other building cannot always be fully appreciated or understood on the basis of electronic documentation or photographs only.

Once the above process is complete, the GHSC will draft a letter indicating whether we support the proposed alterations or additions, and whether we have any conditions to be met. A signed copy of the letter needs to be included in your PHRA-G submission.

# WHAT IS PHRAG?

PHRA-G is a **body corporate, responsible for the identification, conservation and management of the provincial heritage resources within the Gauteng Province**. These types of heritage resources are classified as Grade II heritage resources by the National Heritage Resources Act (NHRA) 25: 1999

# EXAMPLES OF SENSITIVE RENOVATIONS IN GREENSIDE



# EXAMPLES OF SENSITIVE RENOVATIONS IN GREENSIDE





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# AN EXAMPLE OF A “GOLDEN OLDIE”



## SELLING YOUR HOME.....?

- Did you know that many banks insist on council approved plans when securing bond finance for your home. This can hamper the sale of your property at the very final stages.
- Besides the bank, many property Purchasers are well informed and would insist on having council approved plans in place before the transaction can be registered.
- Any home older than 60 years falls under Heritage and the plans would indeed be required to go through PHRAG, and prior to that, the Greenside Residents Association to approve the said plans.
- Should you need assistance with this, please contact us so that we can assist with this process and introduce you to the relevant service providers to resolve your plans.



THANK YOU