

WHERE COMMUNITY AND HERITAGE MATTER:

A guide for new homeowners

Welcome to Parkview and Greenside East, and congratulations on buying or considering property in the area.

Our suburbs are known for their strong sense of community, distinctive character and well-preserved heritage. The Parkview Residents' Association (PRA) works closely with residents, regulators and service providers to protect these qualities and support long-term property values.

Before you buy, build or renovate

Property ownership in our area comes with important responsibilities, particularly regarding building approvals, zoning, heritage protection and neighbour impacts. To help you navigate these, we strongly encourage reviewing the resources on our website.

Key things to know

- **You need approval:** Any alteration to a property requires approval from the City of Johannesburg. If your home is older than 60 years, you must also obtain a permit from the Provincial Heritage Resources Authority - Gauteng (PHRA-G). Failure to obtain approvals can result in fines, stop orders, delays, additional costs, and even criminal prosecution. Outdated plans could also prevent you from selling your home in future.
- **Heritage matters here:** Parkview and Greenside East form part of a significant heritage area. Many homes and streetscapes are protected, and changes are carefully considered to preserve the character of the suburb. The PRA participates in the Heritage Plans Committee (HPC), which reviews proposed plans and provides guidance before applications are submitted to the PHRA-G and the City.
- **Zoning and land use are controlled:** Regulatory frameworks and policies guide how land may be used and developed. Using a residential property for business purposes or increasing density may not be permitted. The PRA will object to land use applications it considers inappropriate and works with residents and developers to achieve the best long-term outcomes for the suburb. The Parkview Precinct Plan guides the community's response to development in Parkview and Greenside East.
- **Work with your neighbours:** Building work can affect privacy, views and property values. Early engagement with neighbours is strongly encouraged to avoid conflict and delays.

Why this matters

The PRA regularly encounters cases where owners build without approved plans, alter heritage properties without a PHRA-G permit, or use properties in ways that are not permitted. These actions are illegal and often result in costly delays, disputes and enforcement action. Understanding these requirements before buying or building will help avoid these problems.

If you are unsure about any aspect of a property's development potential or required approvals, we strongly recommend consulting a heritage architect and engaging with the PRA before proceeding.



Become part of the community

Welcome to our village in the city! We encourage all new residents to join the PRA.

Email info@parkview.org.za to receive a welcome email. We also recommend joining SafeParkview, our community-based initiative working alongside law enforcement.

Email safe@safeparkview.co.za to sign up.

SCAN HERE FOR HERITAGE
AND TOWNPLANNING
RESOURCES

