

City of Johannesburg Council 2020-05-29

COJ : MAYORAL COMMITTEE 2020-03-20

JOHANNESBURG SOCIAL HOUSING COMPANY

14 JOSHCO TARIFF PROPOSAL FOR THE 2020/21 FINANCIAL YEAR

1 STRATEGIC THRUST

An honest, transparent and responsive local government that prides itself on service delivery.

2 OBJECTIVE

The purpose of this report is to present to Council for tabling certain tariff of charges for rental services on properties managed by JOSHCO. The tariffs proposed under Item 4 below for the 2020/21 financial year, once approved, will be effective from 1 July 2020.

3 BACKGROUND

JOSHCO intends to increase the rental tariffs for all residential accommodation and commercial tenants by an average of 6.6%.

4 DISCUSSION

Rental tariffs for all hostels remain unchanged for the next coming three years. Attached [Annexure A] is the detailed rental tariffs proposal for 2020/21.

5 LEGAL AND CONSTITUTIONAL IMPLICATIONS

The report has been prepared in consultation with Legal and Contracts Department to ensure compliance with all relevant legislations. The City of Johannesburg has legislative powers in terms of Section 11(3) (i) of the Municipal Systems Act, 2000 (Act 32 of 2000) read with Section 10 G (7) of the Local Government Transition Act, 1993 (Act 209 of 1993) as amended with Section 80 (B) of the Local Government Ordinance, 1939 to levy and amend Tariffs of Charges in respect of any function or service of the municipality.

It must, nonetheless, be pointed out that in terms of Section 28(6) of the Local Government: Municipal Finance Management Act, 2003 (Act 56 of 2003) the new tariffs as proposed shall be determined in respect of the 2019/2020 Financial Year and shall not be increased during the said financial year, except when required in terms of financial recovery plan as contemplated in the Act. For that reason it is essential to ensure that the proposed determination complies with the budgeted needs of the Council in respect of the 2019/2020 Financial Year.

6 FINANCIAL IMPLICATIONS

The proposed tariffs are based on affordability levels of existing tenants and the targeted market prescribed in terms of the JOSHCO mandate.

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7 COMMUNICATIONS IMPLICATIONS

The new rentals will be communicated to all role players in the manner prescribed by law.

8 OTHER BODIES CONSULTED

JOSHCO's Executive Committee, Audit Committee, Board of Directors and Budget Office.

IT IS RECOMMENDED

- That, in terms of Sections 11(3)(i) and 75A(1) of the Municipal Systems Act of 2000 (MSA) as amended, read with Section 16(2) of the Municipal Finance Management Act of 2003 (MFMA), the City of Johannesburg declares its intention to amend with effect from 1 July 2020 its Tariff Charges Rental Services.

ANNEXURE A - Rental/Tariffs for JOSHCO						
Rental/Tariffs for JOSHCO 2019/20 to 2023						
Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
Kliptown Square						
Subsidized	Bachelor	30.70	1,436.87	1,514.46	1,596.24	1,692.01
	1 Bedroom	34.55	1,609.39	1,696.30	1,787.90	1,895.18
	1 Bedroom	39.20	1,824.12	1,922.62	2,026.44	2,148.03
	2 Bedrooms	41.71	2,012.72	2,121.41	2,235.96	2,370.12
	2 Bedrooms	43.98	2,130.69	2,245.75	2,367.02	2,509.04
	2 Bedrooms	58.48	2,708.36	2,854.61	3,008.76	3,189.28
	2 Bedrooms	60.40	2,785.75	2,936.18	3,094.74	3,280.42
Subsidized	Bachelor	30.70	1,517.32	1,599.25	1,685.61	1,786.75
	1 Bedroom	34.55	1,653.83	1,743.14	1,837.27	1,947.50
Unsubsidized	Bachelor	30.70	2,461.67	2,594.60	2,734.71	2,898.79
	1 Bedroom	34.55	2,758.64	2,907.61	3,064.62	3,248.50

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Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
	1 Bedroom	39.20	3,126.60	3,295.43	3,473.39	3,681.79
	2 Bedrooms	41.71	3,448.05	3,634.24	3,830.49	4,060.32
	2 Bedrooms	43.98	3,652.87	3,850.12	4,058.03	4,301.51
	2 Bedrooms	58.48	3,836.36	4,043.52	4,261.87	4,517.59
	2 Bedrooms	60.40	3,962.31	4,176.28	4,401.80	4,665.90
	Live Work	60.40	4,636.76	4,887.14	5,51.05	5,460.11
Kliptown Golf Course						
	1 Bedroom Duplex		399.79	421.38	435.00	461.10
	1 Bedroom Simplex		449.77	474.06	489.00	518.34
	2 Bedrooms Duplex		549.72	579.41	598.00	633.88
	2 Bedrooms Simplex		599.69	632.08	652.00	691.12
	2 Bedrooms Duplex Loft		774.61	816.43	843.00	893.58
City Deep Hostel (Converted units)						
	1 Bedroom	31.00	1,546.21	1,629.70	1,717.71	1,820.77
	1 Bedroom	34.00	1,598.70	1,685.03	1,776.02	1,882.58
	2 Bedrooms	38.00	1,730.51	1,823.96	1,922.45	2,037.80
	2 Bedrooms	39.00	1,773.52	1,869.29	1,970.24	2,088.45

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Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
	2 Bedrooms	40.00	1,819.09	1,917.32	2,020.85	2,142.11
	2 Bedrooms	45.00	2,046.23	2,156.72	2,273.18	2,409.58
	2 Bedrooms	50.00	2,273.73	2,396.51	2,525.92	2,677.48
	2 Bedrooms	57.00	2,574.99	2,714.03	2,860.59	3,032.23
	2 Bedrooms	63.00	2,864.35	3,019.03	3,182.05	3,372.98
	2 Bedrooms	69.00	3,137.80	3,307.24	3,485.83	3,694.98
	3 Bedrooms	73.00	3,319.53	3,498.79	3,687.72	3,908.98
	3 Bedrooms	54.50	2,574.99	2,714.03	2,860.59	3,032.23
City Deep Flats	Bachelor	28.60	1,049.63	1,106.31	1,166.05	1,236.01
	Bachelor	35.49	1,297.21	1,367.26	1,441.09	1,527.56
	Bachelor	37.42	1,331.34	1,403.23	1,479.01	1,567.75
	Bachelor Duplex	59.00	1,365.48	1,439.21	1,516.93	1,607.95
	Bachelor Duplex	61.00	1,399.62	1,475.20	1,554.86	1,648.15
	Bachelor Duplex	67.00	1,450.82	1,529.16	1,611.74	1,708.44
	1 Bedroom	47.00	1,877.54	1,978.93	2,085.79	2,210.94
	1 Bedroom	50.00	1,962.89	2,068.88	2,180.60	2,311.44
	1 Bedroom	52.51	1,979.95	2,086.87	2,199.56	2,331.53
	2 Bedrooms	54.00	2,176.24	2,293.75	2,417.62	2,562.67
	2 Bedrooms	57.00	2,261.58	2,383.70	2,512.42	2,663.17
	2 Bedrooms	58.00	2,304.27	2,428.70	2,559.85	2,713.44
	2 Bedrooms	50.00	2,312.79	2,437.68	2,569.32	2,723.48

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Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
	2 Bedrooms	60.00	2,389.60	2,518.64	2,654.64	2,813.92
	2 Bedrooms	62.33	2,432.26	2,563.61	2,702.04	2,864.16
	2 Bedrooms	63.99	2,474.94	2,608.59	2,749.45	2,914.42
	2 Bedrooms	70.70	2,560.28	2,698.54	2,844.26	3,014.91
	2 Bedrooms	72.00	2,901.63	3,058.32	3,223.47	3,416.88
	2 Bedrooms	62.00	3,243.02	3,418.14	3,602.72	3,818.89
	2 Bedrooms	62.00	3,328.36	3,508.09	3,697.53	3,919.38
	3 Bedrooms	73.00	3,072.33	3,238.23	3,413.10	3,617.88
	3 Bedrooms	91.41	3,584.39	3,777.95	3,981.96	4,220.87
	3 Bedrooms	109.79	3,755.08	3,957.85	4,171.57	4,421.87
	1 Bedroom		999.82	1,053.81	900.00	954.00
City Deep (New)	2 Bedrooms		2,221.83	2,341.81	2,000.00	2,120.00
	Housing Supervisor		591.80	623.76	657.44	696.89
Communal Room	COJ Employee (Subsidized Bed)		1,128.29	1,189.21	1,253.43	1,328.64
	Unsubsidized Bed (Hostels)		498.76	525.70	554.08	587.33
Chelsea	Rooms	11.00	1,018.91	1,073.93	1,131.92	1,199.84
	Rooms	12.00	1,014.30	1,069.07	1,126.80	1,194.41
	Rooms	16.00	1,049.81	1,106.49	1,166.25	1,236.22
	Rooms				1,263.44	1,339.25

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		20.00	1,137.30	1,198.71		
Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
	Double Rooms	28.00	1,399.76	1,475.35	1,555.02	1,648.32
	Double Rooms		2,636.35	2,778.71	2,928.76	3,104.49
Roodepoort						
Income R3000 to R4699 (Existing tenants)	1 Bedroom	36.00	1,083.43	1,141.93	975.26	1,033.78
Income R3000 to R4699 (Existing tenants)	1 Bedroom	36.00	972.69	1,025.22	1,080.58	1145.42
Income R 3000 to R3500 (New tenants)	1 Bedroom	36.00	1,083.43	1,141.93	975.26	1,033.78

Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
Income R 3000 to R3500 (New tenants)	2 Bedrooms	45.00	1,249.18	1,316.64	1,387.73	1,471.00
Income R4700 to R5339 (Existing tenants)	1 Bedroom	36.00	2,850.71	3,004.65	2,566.09	2,720.06
Income R4700 to R5339 (Existing tenants)	2 Bedrooms	45.00	1,336.48	1,408.65	1,484.72	1,573.80
Income R5340 to R7500 (Existing tenants)	1 Bedroom	36.00	1,977.04	2,083.80	1,779.65	1,886.43
Income R5340 to	2 Bedrooms	45.00	1,413.99	1,490.35	1,570.83	1,665.08

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Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
R7500 (Existing tenants)						
Income R6780 to R7500 (New tenants)	1 Bedroom	36.00	1,977.04	2,083.80	1,779.65	1,886.43
Income R6780 to R7500 (New tenants)	1 Bedroom	36.00	1,739.81	1,833.76	1,932.78	2,048.75
Income R6200 to R6900 (Existing tenants)	2 Bedrooms	45.00	2,293.38	2,417.22	2,064.40	2,188.26
Income R6200 to R6900 (Existing tenants)	2 Bedrooms	45.00	2,377.36	2,505.74	2,641.05	2,799.51
Income R6800 to R7500 (New tenants)	2 Bedrooms	45.00	2,293.38	2,417.22	2,064.40	2,188.26
Income R6800 to R7500 (New tenants)	2 Bedrooms	45.00	2,926.09	3,084.10	3,250.64	3,445.68
Income R6901 to R7500 (Existing tenants)	2 Bedrooms	45.00	2,609.68	2,750.61	2,349.13	2,490.08
Income above R7500 (Existing tenants)	2 Bedrooms	45.00	4,112.23	4,334.29	3,701.66	3,923.76
Income R3000 to R4699 (Existing tenants)	1 Bedroom	36.00	972.69	1,025.22	1,080.58	1,145.42

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Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
Income R 3000 to R3500 (New tenants)	2 Bedrooms	45.00	1,249.18	1,316.64	1,387.73	1,471.00
Income R4700 to R5339 (Existing tenants)	2 Bedrooms	45.00	1,336.48	1,408.65	1,484.72	1,573.80
Income R5340 to R7500 (Existing tenants)	2 Bedrooms	45.00	1,413.99	1,490.35	1,570.83	1,665.08
Income R6780 to R7500 (New tenants)	1 Bedroom	36.00	1,739.81	1,833.76	1,932.78	2,048.75
Income R6200 to R 6900 (Existing tenants)	2 Bedrooms	45.00	2,377.36	2,505.74	2,641.05	2,799.51
Income R6800 to R 7500 (New tenants)	2 Bedrooms	45.00	2,926.09	3,084.10	3,250.64	3,445.68
Pennyville						
Per Unit	3 Rooms	35.00	1,115.94	1,176.20	1,239.72	1,314.10
Per Unit (COJ Hostel Employees)	3 Rooms	35.00	1,128.28	1,189.20	1,253.42	1,328.62
Per Room 3 Families Sharing	Rooms	9.00	422.71	445.53	469.59	497.77
Per Room 3 Families Sharing	Rooms	9.00	279.67	294.77	310.69	329.33
Per Room 2 Families Sharing	Rooms	18.00	591.80	623.76	657.44	696.89

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Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
Per Room 2 Families Sharing	Rooms	18.00	295.89	311.87	328.71	348.43
Family Unit	2 Bedrooms Flat	42.00	2,372.45	2,500.56	2,635.59	2,793.73
Per Room 3 Families Sharing	Rooms	9.00	279.67	294.77	310.69	329.33

Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
Per Room 2 Families Sharing	Rooms	18.00	295.89	311.87	328.71	348.43
Alexandra Far East Bank						
Income up to R3500	Rooms		648.21	683.21	720.11	763.31
Income above R3500	Rooms		648.21	683.21	720.11	763.31
crèche			4,381.69	4,618.30	4867.69	5159.75
	Rooms	-	683.21	720.11	758.99	804.53
	Crèches	-	4,381.69	4,618.30	4867.69	5159.75
La Rosabel	Rooms	12.00-12.94	1,192.97	1,257.39	1,325.29	1,404.81
	Rooms	14.00-14.92	1,272.50	1,341.22	1,413.64	1,498.46
	Rooms	15.22-17.88	1,282.77	1,352.04	1,425.05	1,510.55
	Rooms	18.00-18.75	1,358.22	1,431.56	1,508.86	1,599.40
	Rooms	33.34	1,590.63	1,676.52	1,767.06	1,873.08
	Rooms	15.22-17.88	1,352.04	1,425.05	1,502.00	1,592.12
	Rooms	18.00-			1,590.35	1,685.77

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		18.75	1,431.56	1,508.87		
Bellavista New	2 Bedrooms	45.00	3,605.96	3,800.68	4,005.91	4,246.27
	2 Bedrooms	45.00	3,800.68	4,005.92	4,222.24	4,475.57
Citrine Court	2 Bedrooms Flat	52.00	3,519.15	3,709.18	3,909.48	4,144.05
	2 Bedrooms Flat	55.00	3,800.66	4,005.90	4,222.21	4,475.55
	2 Bedrooms Flat	45.00	3,421.21	3,605.96	3,800.68	4,028.72
	3 Bedroom Flat	70.00	4,249.03	4,478.48	4,720.32	5,003.54
Orlando Converted	1 Bedroom	28.08	1,260.55	1,328.62	1,400.37	1,484.39

Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
	1 Bedroom	33.24	1,485.63	1,565.86	1,650.41	1,749.44
	1 Bedroom	43.28	1,935.83	2,040.36	2,150.54	2,279.58
	2 Bedrooms	38.25	2,055.87	2,166.89	2,283.90	2,420.93
	2 Bedrooms	60.36	2,701.16	2,847.02	3,000.76	3,180.81
Orlando (Phase 2)	2 Bedrooms	50.00	2,588.21	2,727.98	2,875.29	3,047.80
	2 Bedrooms	51.00	2,639.97	2,782.53	2,932.79	3,108.76
	2 Bedrooms	52.00	2,691.74	2,837.09	2,990.29	3,169.71
	2 Bedrooms	53.00	2,743.51	2,891.66	3,047.81	3,230.68
	2 Bedrooms	57.00	2,950.56	3,109.89	3,277.82	3,474.49
	2 Bedrooms	68.00	3,519.97	3,710.05	3,910.39	4,145.01

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Estate Details	Typology	Avg. m ²	2019/2020	2020/2021	2021/2022	2021/2023
	1 Bedroom	31.00	1,764.69	1,859.98	1,960.42	2,078.05
	1 Bedroom	32.00	1,807.04	1,904.62	2,007.47	2,127.92
	1 Bedroom	33.00	1,863.51	1,964.14	2,070.21	2,194.42
	1 Bedroom: Paraplegic	50.00	2,117.62	2,231.97	2,352.50	2,493.65
	1 Bedroom: Paraplegic	51.00	2,159.98	2,276.62	2,399.56	2,543.53
	1 Bedroom: Paraplegic	52.00	2,202.33	2,321.26	2,446.61	2,593.40
	1 Bedroom: Paraplegic	53.00	2,244.68	2,365.90	2,493.65	2,643.27
	Bachelor	22.00	1,294.10	1,363.98	1,437.64	1,523.90
Europa House	Rooms	12.00	988.23	1,041.59	1,097.84	1,163.71
	Rooms	13.00	1,070.58	1,128.39	1,189.32	1,260.68
	Rooms	15.00	1,235.29	1,301.99	1,372.30	1,454.64
	Rooms	16.00	1,317.64	1,388.79	1,463.78	1,551.61
	Rooms	17.00	1,399.99	1,475.59	1,555.27	1,648.58

Estate Details	Typology	Avg. m ²	2019/2020	2020/2021	2021/2022	2021/2023
	Rooms	18.00	1,482.34	1,562.38	1,646.75	1,745.55
	Rooms	19.00	1,564.69	1,649.19	1,738.24	1,842.54
	Rooms	20.00	1,647.04	1,735.98	1,829.73	1,939.51
	Rooms	21.00	1,729.39	1,822.78	1,921.21	2,036.48
	Rooms	22.00	1,811.75	1,909.59	2,012.70	2,133.47
Raschers	Rooms				489.46	518.83

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Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
		12.20	440.59	464.39		
	Rooms	13.40	874.85	922.09	971.89	1,030.20
	Rooms	14.40	954.39	1,005.92	1,060.24	1,123.86
	Rooms	15.40	1,033.91	1,089.74	1,148.59	1,217.50
	Rooms	15.40	1,113.45	1,173.57	1,236.94	1,311.16
	Double Rooms	32.30	1,509.14	1,590.63	1,676.53	1,777.12
	Double Rooms	32.32	1,676.52	1,767.06	1,862.48	1,974.23
Antea Converted Units	Bachelor	25.00	1,284.55	1,353.92	1,427.03	1,512.65
	1 Bedroom	42.00	1,766.26	1,861.64	1,962.17	2,079.90
	2 Bedrooms	60.00	2,408.54	2,538.60	2,675.68	2,836.22
	3 Bedroom		2,890.25	3,046.32	3,210.82	3,403.47
	Rooms		1,128.28	1,189.20	1,253.42	1,328.62
	2 Bedrooms	60.00	1,590.63	1,676.53	1,767.06	1,873.08
	2 Bedrooms	60.00	1,204.26	1,269.29	1,337.83	1,418.10
MBV	Rooms	11.00	855.04	901.21	949.87	1,006.87
	Rooms	14.00	926.29	976.31	1,029.03	1,090.77
	Rooms	16.00	997.54	1,051.40	1,108.18	1,174.67

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Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
	Rooms	17.00	1,068.78	1,126.49	1,187.32	1,258.56
	Rooms	20.00	1,140.04	1,201.60	1,266.49	1,342.48
	Rooms	23.00	1,211.29	1,276.70	1,345.64	1,426.38
	Rooms	26.00	1,282.55	1,351.81	1,424.80	1,510.29
	Rooms	29.00	1,353.80	1,426.90	1,503.96	1,594.20
	Rooms	32.00	1,425.05	1,502.00	1,583.11	1,678.10
	Rooms	36.00	1,710.05	1,802.39	1,899.72	2,013.71
	Rooms	38.50	1,852.57	1,952.61	2,058.05	2,181.54
	Rooms	40.00	1,923.82	2,027.71	2,137.21	2,265.44
	Rooms	44.50	2,137.58	2,253.00	2,374.67	2,517.15
	Rooms	51.00	2,280.09	2,403.21	2,532.98	2,684.96
	Rooms	60.00	2,850.10	3,004.01	3,166.22	3,356.20
AA House	Rooms	12.00	799.09	842.24	887.72	940.99
	Rooms	13.00	865.68	912.43	961.70	1,019.40
	Rooms	14.00	932.27	982.62	1,035.68	1,097.82
	Rooms	15.00	998.87	1,052.80	1,109.66	1,176.23
	Rooms	16.00	1,061.81	1,119.15	1,179.58	1,250.36
	Rooms	17.00	1,132.05	1,193.18	1,257.61	1,333.07
	Rooms	18.00	1,198.64	1,263.37	1,331.59	1,411.48
	Rooms	19.00	1,265.23	1,333.55	1,405.57	1,489.90
	Rooms				1,479.54	1,568.32

City of Johannesburg Council 2020-05-29

COJ : MAYORAL COMMITTEE 2020-03-20

JOHANNESBURG SOCIAL HOUSING COMPANY

Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
		20.00	1,331.82	1,403.74		
	Rooms	23.00	1,531.60	1,614.31	1,701.48	1,803.57
	Bachelor Flat	15.00	1,531.60	1,614.31	1,701.48	1,803.57
	Bachelor Flat	17.00	1,624.83	1,712.57	1,805.04	1,913.35

Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
	Bachelor Flat	18.00	1,691.42	1,782.75	1,879.02	1,991.76
	Bachelor Flat	20.00	1,824.60	1,923.13	2,026.98	2,148.60
	Bachelor Flat	21.00	1,891.19	1,993.32	2,100.96	2,227.01
	Bachelor Flat	22.00	1,957.78	2,063.50	2,174.93	2,305.43
	Bachelor Flat	23.00	2,024.38	2,133.69	2,248.91	2,383.85
	Bachelor Flat	33.00	2,530.46	2,667.11	2,811.13	2,979.80
	Bachelor Flat	35.00	2,796.83	2,947.86	3,107.04	3,293.47
	1 Bedrooms Flat	18.00	1,691.42	1,782.75	1,879.02	1,991.76
	1 Bedrooms Flat	38.00	3,063.20	3,228.61	3,402.96	3,607.13
	2 Bedrooms Flat	60.00	4,794.56	5,053.47	5,326.36	5,645.94
Fleurhof						
Income to R3500	1 Bedroom	35.00	891.52	939.66	802.50	850.65
Income to R7500	2 Bedrooms	40.00	2,377.36	2,505.74	2,140.00	2,268.40
Fleurhof Riverside						
	1 Bedroom	35.00	845.84	891.51	802.50	850.65
	2 Bedrooms				2,140.00	2,268.40

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JOHANNESBURG SOCIAL HOUSING COMPANY

Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
		40.00	2,255.56	2,377.36		
Selby Hostel	1 Bedroom	27.00	1,321.75	1,393.12	1,468.35	1,556.45
	1 Bedroom	28.00	1,384.69	1,459.47	1,538.28	1,630.57
	1 Bedroom	29.00	1,447.64	1,525.81	1,608.20	1,704.70
	1 Bedroom	30.00	1,510.57	1,592.14	1,678.12	1,778.81
	1 Bedroom	33.00	1,636.45	1,724.82	1,817.96	1,927.04
	2 Bedrooms	36.00	2,014.10	2,122.86	2,237.49	2,371.74
	2 Bedrooms	39.00	2,139.98	2,255.54	2,377.34	2,519.98

Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
	2 Bedrooms	41.00	2,265.86	2,388.21	2,517.18	2,668.21
	2 Bedrooms	42.00	2,328.80	2,454.56	2,587.10	2,742.33
	2 Bedrooms	43.00	2,391.75	2,520.90	2,657.03	2,816.45
	2 Bedrooms	44.00	2,454.68	2,587.23	2,726.95	2,890.56
	2 Bedrooms	45.00	2,517.63	2,653.58	2,796.87	2,964.68
	2 Bedrooms	50.00	2,769.39	2,918.93	3,076.55	3,261.15
	Rooms	10.00	777.64	819.63	863.89	915.73
	Rooms	15.00	833.19	878.18	925.60	981.14
	Rooms	15.00	737.80	777.64	819.63	868.81
Public Hostels	2 Bedrooms (Income Below		750.00	750.00	750.00	750.00

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JOHANNESBURG SOCIAL HOUSING COMPANY

Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
	R4500)					
	2 Bedrooms (Income 4501 - 5500)		850.00	850.00	850.00	850.00
	2 Bedrooms (Income 5501 - 6500)		950.00	950.00	950.00	950.00
	2 Bedrooms (Income 6501 - 7500)		1,050.00	1,050.00	1,050.00	1,050.00
	2 Bedrooms (Income 7501 - 8500)		1,150.00	1,150.00	1,150.00	1,150.00
	2 Bedrooms (Income 8501 - 9500)		1,250.00	1,250.00	1,250.00	1,250.00
	2 Bedrooms (Income 9501 - 10500)		1,350.00	1,350.00	1,350.00	1,350.00
	2 Bedrooms (Income 10501 - 11500)		1,450.00	1,450.00	1,450.00	1,450.00
	2 Bedrooms (Income 11501 - 12500)		1,550.00	1,550.00	1,550.00	1,550.00

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JOHANNESBURG SOCIAL HOUSING COMPANY

Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
	2 Bedrooms (Income 12501 - 13500)		1,650.00	1,650.00	1,650.00	1,650.00
	2 Bedrooms (Income 13501 - 14500)		1,750.00	1,750.00	1,750.00	1,750.00
	2 Bedrooms (Income 14501 - 15000)		1,850.00	1,850.00	1,850.00	1,850.00
Klipspruit Hostel	Communal Beds (Joburg Water)		396.00	396.00	396.00	396.00
	Communal Beds (City Parks)		896.31	896.31	896.31	896.31
Devland	1 Bedroom	36.00	845.84	891.51	939.65	996.03
	1 Bedroom	38.00	948.60	999.82	1,053.81	1,117.04
	1 Bedroom		1,650.00	1,739.10	1,833.01	1,942.99
	2 Bedrooms	42.00	2,255.56	2,377.36	2,505.74	2,656.08
	2 Bedrooms	48.00	2,951.20	3,110.56	3,278.54	3,475.25
Nederberg	1 Bedroom	22.00	1,897.20	1,999.65	2,107.63	2,234.09
Hoek Street	1 Bedroom	12	1,075.08	1,133.13	1,194.32	1,265.98
	1 Bedroom	13	1,164.67	1,227.56	1,293.85	1,371.48
	1 Bedroom	14	1,254.26	1,321.99	1,393.38	1,476.98
	1 Bedroom	15	1,343.85	1,416.42	1,492.90	1,582.48

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JOHANNESBURG SOCIAL HOUSING COMPANY

Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
	1 Bedroom	16	1,433.44	1,510.85	1,592.43	1,687.98
	1 Bedroom	17	1,523.03	1,605.27	1,691.96	1,793.48
	1 Bedroom	18	1,612.62	1,699.70	1,791.49	1,898.97
	1 Bedroom	19	1,702.21	1,794.13	1,891.01	2,004.47
	1 Bedroom	20	1,791.80	1,888.56	1,990.54	2,109.97
Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
	1 Bedroom	21	1,881.39	1,982.99	2,090.07	2,215.47
		23	2,060.57	2,171.84	2,289.12	2,426.47
		24	2,150.16	2,266.27	2,388.65	2,531.97
		26	2,247.13	2,368.47	2,496.37	2,646.15
		29	2,445.28	2,577.33	2,716.50	2,879.49
Hoek Street	1 Bedroom	22	1,965.24	2,071.36	2,183.21	2,314.20
		28	2,411.87	2,542.11	2,679.38	2,840.15
		10	893.29	941.52	992.37	1,051.91
	1 Bedroom		1,792.00	1,888.77	1,990.76	2,110.21
	1 Bedroom		1,360.00	1,433.44	1,510.85	1,601.50
	1 Bedroom		1,020.00	1,075.08	1,133.13	1,201.12
(Tenant moved from Casa Mia)			2,239.75	2,360.70	2,488.17	2,637.46
Phoenix house	Rooms	11	758.88	799.86	843.05	893.64
	Rooms	14	843.20	888.73	936.72	992.93

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JOHANNESBURG SOCIAL HOUSING COMPANY

Estate Details	Typology	Avg. m ²	2019/2020	2020/2021	2021/2022	2021/2023
	Rooms	16	948.60	999.82	1,053.81	1,117.04
	Rooms	19	1,054.00	1,110.92	1,170.91	1,241.16
	Rooms	20	1,075.08	1,133.13	1,194.32	1,265.98
	Rooms	21	1,085.62	1,144.24	1,206.03	1,278.39
	Rooms	23	1,148.86	1,210.90	1,276.29	1,352.86
	Rooms	25	1,159.40	1,222.01	1,288.00	1,365.28
	Rooms	26	1,212.10	1,277.55	1,346.54	1,427.33
	Rooms	28	1,222.64	1,288.66	1,358.25	1,439.75
	Rooms	30	1,264.80	1,333.10	1,405.09	1,489.39
	Rooms	31	1,275.34	1,344.21	1,416.80	1,501.80

Estate Details	Typology	Avg. m ²	2019/2020	2020/2021	2021/2022	2021/2023
	Room	38	1,475.60	1,555.28	1,639.27	1,737.62
Devland						
	1 Bedroom	35	695.64	733.20	772.80	819.17
	1 Bedroom	38	885.36	933.17	983.56	1,042.57
	2 Bedrooms	42	1,264.80	1,333.10	1,405.09	1,489.39
	1 Bedroom	38	1,475.60	1,555.28	1,639.27	1,737.62
	2 Bedrooms	42	1,739.10	1,833.01	1,931.99	2,047.91
	2 Bedrooms	42	2,318.80	2,444.02	2,575.99	2,730.55
	2 Bedrooms	48	2,951.20	3,110.56	3,278.54	3,475.25

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JOHANNESBURG SOCIAL HOUSING COMPANY

Estate Details	Typology	Avg. m²	2019/2020	2020/2021	2021/2022	2021/2023
Turfontein	1 bedroom	34.40	916.98	966.50	1,018.69	1,079.81
	1 bedroom	35.70	1,264.80	1,333.10	1,405.09	1,489.39
	2 Bedrooms	43.50	1,581.00	1,666.37	1,756.36	1,861.74
	2 Bedrooms	43.50	2,213.40	2,332.92	2,458.90	2,606.44
	2 bedrooms	46.70	3,689.00	3,888.21	4,098.17	4,344.06
	2 Bedrooms	46.70	4,005.20	4,221.48	4,449.44	4,716.41
	2 C Bedroom	51.10	4,426.80	4,665.85	4,917.80	5,212.87
	2 D Bedroom	44.60	2,845.80	2,999.47	3,161.44	3,351.13
	2 E Bedroom	44.60	3,267.40	3,443.84	3,629.81	3,847.60
	Communal	16.50	716.72	755.42	796.22	843.99
	2 Bedrooms	43.50	2,529.60	2,666.20	2,810.17	2,978.78
Textile Building 125 Kerk street	Bachelor	21.20	1,770.72	1,866.34	1,967.12	2,085.15
	Bachelor	24.00	2,023.68	2,132.96	2,248.14	2,383.03
	Bachelor	25.00	2,108.00	2,221.83	2,341.81	2,482.32
	1 Bedroom	32.00	2,765.70	2,915.04	3,072.46	3,256.80
	1 Bedroom	36.00	3,111.41	3,279.42	3,456.51	3,663.90
	1 Bedroom	39.00	3,370.69	3,552.71	3,744.56	3,969.23
	1 Bedroom	40.00	3,457.12	3,643.80	3,840.57	4,071.00
	2 Bedrooms	47.00	4,161.19	4,385.90	4,622.73	4,900.10
	Bachelor	21.20	2,424.20	2,555.11	2,693.08	2,854.67
	1 Bedroom				1,470.66	1,558.90

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JOHANNESBURG SOCIAL HOUSING COMPANY

Estate Details	Typology	Avg. m ²	2019/2020	2020/2021	2021/2022	2021/2023
		32.00	1,323.82	1,395.31		
	1 Bedroom	40.00	1,670.38	1,760.58	1,855.65	1,966.99
	1 Bedroom	40.00	2,216.87	2,336.58	2,462.75	2,610.52
	2 Bedrooms	47.00	2,698.24	2,843.94	2,997.52	3,177.37
(Tenants moved from Casa Mia)	2 Bedrooms		1,068.79	1,126.50	1,187.33	1,258.57
	2 Bedrooms		1,140.04	1,201.60	1,266.49	1,342.48
	2 Bedrooms		1,154.29	1,216.62	1,282.32	1,359.26
	2 Bedrooms		1,282.55	1,351.81	1,424.80	1,510.29
	2 Bedrooms		1,567.55	1,652.20	1,741.42	1,845.90
	2 Bedrooms		1,425.05	1,502.00	1,583.11	1,678.10
	2 Bedrooms		1,510.55	1,592.12	1,678.09	1,778.78
	2 Bedrooms		1,596.06	1,682.25	1,773.09	1,879.48
	2 Bedrooms		1,710.06	1,802.41	1,899.74	2,013.72
	2 Bedrooms		1,567.55	1,652.20	1,741.42	1,845.90
	2 Bedrooms		1,339.55	1,411.89	1,488.13	1,577.41
	2 Bedrooms		1,425.05	1,502.00	1,583.11	1,678.10
	2 Bedrooms		1,496.30	1,577.10	1,662.26	1,762.00
	2 Bedrooms		1,567.55	1,652.20	1,741.42	1,845.90
	2 Bedrooms		2,280.09	2,403.21	2,532.98	2,684.96

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JOHANNESBURG SOCIAL HOUSING COMPANY

Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
	2 Bedrooms		1,738.56	1,832.44	1,931.40	2,047.28
	2 Bedrooms		1,866.81	1,967.62	2,073.87	2,198.30
	2 Bedrooms		1,938.07	2,042.73	2,153.04	2,282.22
	2 Bedrooms		2,052.07	2,162.89	2,279.68	2,416.46
	2 Bedrooms		2,123.33	2,237.98	2,358.84	2,500.37
	2 Bedrooms		2,194.58	2,313.08	2,437.99	2,584.27
	2 Bedrooms		2,280.09	2,403.21	2,532.98	2,684.96
	2 Bedrooms		2,636.35	2,778.71	2,928.76	3,104.49
	2 Bedrooms		4,275.15	4,506.01	4,749.33	5,034.29
	2 Bedrooms		2,622.10	2,763.69	2,912.93	3,087.71
	2 Bedrooms		2,850.10	3,004.01	3,166.22	3,356.20
	2 Bedrooms		2,992.61	3,154.21	3,324.54	3,524.01
	2 Bedrooms		3,420.12	3,604.81	3,799.47	4,027.44
	2 Bedrooms		3,462.87	3,649.87	3,846.96	4,077.78
	2 Bedrooms		3,648.13	3,845.12	4,052.76	4,295.93
	2 Bedrooms		3,534.13	3,724.97	3,926.12	4,161.68
	2 Bedrooms		3,776.39	3,980.31	4,195.25	4,446.96
	2 Bedrooms		4,688.41	4,941.59	5,208.43	5,520.94
	2 Bedrooms		4,702.66	4,956.61	5,224.26	5,537.72
	2 Bedrooms					
Diamond Building 123	Bachelor	30.00	2,529.60	2,666.20	2,810.17	2,978.78

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JOHANNESBURG SOCIAL HOUSING COMPANY

Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
Kerk street						
	1 Bedroom	36.00	3,111.41	3,279.42	3,456.51	3,663.90
	2 Bedrooms	36.00	3,187.30	3,359.41	3,540.82	3,753.27
	2 Bedrooms	37.00	3,275.83	3,452.73	3,639.17	3,857.52
	2 Bedrooms	39.00	3,452.90	3,639.36	3,835.89	4,066.04
	2 Bedrooms	42.00	3,718.51	3,919.31	4,130.95	4,378.81
(Tenants moved from Casa Mia)						
	2 Bedrooms		1,068.79	1,126.50	1,187.33	1,258.57
	2 Bedrooms		1,140.04	1,201.60	1,266.49	1,342.48
	2 Bedrooms		1,154.29	1,216.62	1,282.32	1,359.26
	2 Bedrooms		1,282.55	1,351.81	1,424.80	1,510.29
	2 Bedrooms		1,567.55	1,652.20	1,741.42	1,845.90
	2 Bedrooms		1,425.05	1,502.00	1,583.11	1,678.10
	2 Bedrooms		1,510.55	1,592.12	1,678.09	1,778.78
	2 Bedrooms		1,596.06	1,682.25	1,773.09	1,879.48
	2 Bedrooms		1,710.06	1,802.41	1,899.74	2,013.72
	2 Bedrooms		1,567.55	1,652.20	1,741.42	1,845.90
	2 Bedrooms		1,339.55	1,411.89	1,488.13	1,577.41
	2 Bedrooms		1,425.05	1,502.00	1,583.11	1,678.10
	2 Bedrooms		1,496.30	1,577.10	1,662.26	1,762.00
	2 Bedrooms		1,567.55	1,652.20	1,741.42	1,845.90
	2 Bedrooms				2,532.98	2,684.96

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JOHANNESBURG SOCIAL HOUSING COMPANY

Estate Details	Typology	Avg. m ²	2019/2020	2020/2021	2021/2022	2021/2023
			2,280.09	2,403.21		
	2 Bedrooms		1,738.56	1,832.44	1,931.40	2,047.28
	2 Bedrooms		1,866.81	1,967.62	2,073.87	2,198.30
	2 Bedrooms		1,938.07	2,042.73	2,153.04	2,282.22
	2 Bedrooms		2,052.07	2,162.89	2,279.68	2,416.46
	2 Bedrooms		2,123.33	2,237.98	2,358.84	2,500.37
	2 Bedrooms		2,194.58	2,313.08	2,437.99	2,584.27
	2 Bedrooms		2,280.09	2,403.21	2,532.98	2,684.96
	2 Bedrooms		2,636.35	2,778.71	2,928.76	3,104.49
	2 Bedrooms		4,275.15	4,506.01	4,749.33	5,034.29
	2 Bedrooms		2,622.10	2,763.69	2,912.93	3,087.71
	2 Bedrooms		2,850.10	3,004.01	3,166.22	3,356.20
	2 Bedrooms		2,992.61	3,154.21	3,324.54	3,524.01
	2 Bedrooms		3,420.12	3,604.81	3,799.47	4,027.44
	2 Bedrooms		3,462.87	3,649.87	3,846.96	4,077.78
	2 Bedrooms		3,648.13	3,845.12	4,052.76	4,295.93
	2 Bedrooms		3,534.13	3,724.97	3,926.12	4,161.68
	2 Bedrooms		3,776.39	3,980.31	4,195.25	4,446.96
	2 Bedrooms		4,688.41	4,941.59	5,208.43	5,520.94
	2 Bedrooms		4,702.66	4,956.61	5,224.26	5,537.72
Parking Fee						
Casa Mia			159.82	168.45	177.54	188.20

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JOHANNESBURG SOCIAL HOUSING COMPANY

Estate Details	Typology	Avg. m ²	2019/2020	2020/2021	2021/2022	2021/2023
Kliptown Square			169.08	178.21	187.84	199.11
Roodepoort			169.08	178.21	187.84	199.11
Fleurhof			188.82	199.02	209.77	222.35
AA House			199.78	210.56	221.93	235.25
Turfontein			177.28	186.86	196.95	208.76
New Projects						
133 Albert Street						
Basement & Ground (Duplex shared)	3 shared Rooms	69.5 + 3.8 to 10.5 (Balcony)	980.00	1,032.92	1,088.70	1,154.02
room units - 12 units)						

Estate Details	Typology	Avg. m ²	2019/2020	2020/2021	2021/2022	2021/2023
	Studio	21.4 + 4.1 to 4.4 (Balcony)	1,650.00	1,739.10	1,833.01	1,942.99
	1 Bedroom	32.50	2,400.00	2,529.60	2,666.20	2,826.17
	Studio	20.3 to 21.5	1,400.00	1,475.60	1,555.28	1,648.60
	MIP Unit 1 bed	25.20	1,800.00	1,897.20	1,999.65	2,119.63
	1 Bedroom	25.50	1,950.00	2,055.30	2,166.29	2,296.26
Commercial Tenants						

City of Johannesburg Council 2020-05-29

COJ : MAYORAL COMMITTEE 2020-03-20

JOHANNESBURG SOCIAL HOUSING COMPANY

Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
Union Square: Retail						
	Shop 1	187.63	32,957.05	34,934.47	37,030.54	39,252.37
	Shop 2	127.15	19,591.81	20,767.32	22,013.36	2,3334.16
	Shop 3	105.11	11,662.43	12,362.18	13,103.91	13,890.14
	Shop 5	306.13	17,746.36	18,811.14	19,939.80	21,136.19
	Shop 7	128.88	6,664.28	7,064.14	7,487.99	7,937.27
	Shop 8	189.00	9,641.57	10,220.06	10,833.26	11,483.26
	Shop 9	127.34	6,496.07	6,885.84	7,298.99	7,736.93
	Shop 10	296.79	66,066.88	70,030.89	74,232.75	78,686.71
Booyens Place						
	Office 22	41.25	3,060.82	3,244.46	3,439.13	3,645.48
	Shop 102	42.20	9,785.34	10,372.46	10,994.80	11,654.49
	Shop 104	49.23	15,696.25	16,638.03	17,636.31	18,694.49
	Shop 105	82.50	6,504.23	6,894.49	7,308.16	7,746.65
	Shop 106	74.90	7,294.49	7,732.15	8,196.08	8,687.85

Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
	Shop 107	67.20	9,661.05	10,240.71	10,855.15	11,506.46
	Shop 109	124.11	17,554.97	18,608.26	19,724.76	20,908.25
	Shop 110	41.05	4,521.37	4,792.66	5,080.22	5,385.03
	Shop 112				3,807.41	4,035.86

City of Johannesburg Council 2020-05-29

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JOHANNESBURG SOCIAL HOUSING COMPANY

Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
		26.57	3,388.58	3,591.90		
NBS						
	Parking bays (100)		89,650.00	95,029.00	100,730.74	106,774.58
	Shop 1		97,917.61	103,792.67	110,020.23	116,621.44
	Shop 2		6,148.86	6,517.79	6,908.86	7,323.39
	Shop 3		128,123.42	135,810.83	143,959.48	152,597.05
	Shop 4		72,658.08	77,017.56	81,638.62	86,536.94
	Shop 5		10,932.22	11,588.15	12,283.44	13,020.45
	Shop 6		14,254.60	15,109.88	16,016.47	16,977.46
Raschers						
	Shop 1	150	5,217.30	5,530.34	5,862.16	6,213.89
	Shop 2	130	11,907.04	12,621.46	13,378.75	14,181.47
	Shop 3	130	111,232.84	117,906.81	124,981.21	13,2480.09
	Shop 4	130.66	6,210.97	6,583.63	6,978.65	7,397.37
23 Kerk Street						
	Shop 1	213.64	10,898.55	11,552.46	12,245.61	12,980.34
	Shop 2	200	10,202.72	10,814.88	11,463.78	12,151.60
	Shop 3	235.36	13,370.94	14,173.20	15,023.59	15,925.00
25 Kerk Street						
	Shop 1 & 2	145.2	16,834.49	17,844.56	18,915.23	20,050.14
	Shop 3	228.25	2,117.06	2,244.08	2,378.73	2,521.45
	Shop 4	38.72			17,553.34	18,606.54

City of Johannesburg Council 2020-05-29

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JOHANNESBURG SOCIAL HOUSING COMPANY

Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
			15,622.41	16,559.75		

Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
	Shop 5	32.61	13,573.09	14,387.47	15,250.72	16,165.76
	Shop 6	225.6	5,754.33	6,099.59	6,465.57	6,853.50
	Shop 7	159.72	4,629.48	4,907.25	5,201.69	5,513.79
	Shop 8	68.2	30,047.01	31,849.83	33,760.82	35,786.46
	Outdoor Advert Site	41.18	14,647.89	15,526.76	16,458.36	17,445.87
16 Wolmarans (283)						
	Shop 01		5,923.63	6,279.05	6,655.79	7,055.14
	Shop 03		6,079.80	6,444.59	6,831.26	7,241.14
	Shop 04		5,133.10	5,441.08	5,767.55	6,113.60
	Shop 05		2,574.09	2,728.53	2,892.25	3,065.78
AA House Retail		Rate m2				
	Shop 1	221.65	11,050.18	11,713.19	12,415.98	13,160.94
	Shop 2	211.8	17,434.82	18,480.91	19,589.77	20,765.15
	Shop 3	211.8	20,872.68	22,125.04	23,452.54	24,859.69
	Shop 4	211.8	20,872.68	22,125.04	23,452.54	24,859.69
	Shop 5	211.8	25,783.90	27,330.94	28,970.79	30,709.04
	Shop 6	211.8	14,733.65	15,617.67	16,554.73	17,548.02
	Shop 7	211.8	26,029.45	27,591.22	29,246.69	31,001.50

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JOHANNESBURG SOCIAL HOUSING COMPANY

Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
	Shop 8	211.8	18,908.19	20,042.68	21,245.24	22,519.95
	Shop 9	211.8	18,908.19	20,042.68	21,245.24	22,519.95
	Shop 10	211.8	24,556.09	26,029.46	27,591.22	29,246.70
	Shop 11	211.8	23,438.79	24,845.12	26,335.82	27,915.97

MENDMENTS IN TURFONTEIN RATES

We allocated tenants to this building in 2018/19 Financial year. The recommended target market was for beneficiaries earning a minimum income of between R 8,000 to R15, 000 per month. The proposed tariffs were presented to the MMC Housing and he agreed with the recommendation for the project to be for higher income earners to cross subsidise future projects for low income earners.

Prospective tenants who were interested in the units and qualified to pay were not happy with rates and we've received various that claim that the rates are too high. JOSHCO is currently losing revenue because of non-billing of these units as tenants are not interested to rent from these units and we, therefore proposing the rates to be reviewed as follows:

Estate Details	Typology	Avg. m2	2019/2020	2020/2021	2021/2022	2021/2023
Turfontein	1 Bedroom	34.40	916.98	966.50	1,018.69	1,079.81
	1 Bedroom	35.70	1,264.80	1,333.10	1,405.09	1,489.39
	2 Bedrooms	43.50	1,581.00	1,666.37	1,756.36	1,861.74
	2 Bedrooms	43.50	2,213.40	2,332.92	2,458.90	2,606.44
	2 Bedrooms	46.70	3,689.00	3,888.21	4,098.17	4,344.06
	2 Bedrooms	46.70	3,500.00	3,689.00	3,888.21	4,121.50
	2C Bedroom	51.10	3,800.00	4,005.20	4,221.48	4,474.77
	2 D Bedroom	44.60	2,845.80	2,999.47	3,161.44	3,351.13
	2 Bedrooms	44.60	3,267.40	3,443.84	3,629.81	3,847.60
	Communal	16.50	716.72	755.42	796.22	843.99
	2 Bedrooms	43.50	2,529.60	2,666.20	2,810.17	2,978.78

- 2 That in terms of Sections 11(3) (i) and 75A(1) of the Local Government : Municipal Systems Act 2000, (Act 32 of 2000) as amended, read with Section 16(2) of the Local Government : Municipal Finance Management Act, 2003 (Act 56 of 2003), the City of Johannesburg declares its intention to amend with effect from 1 July 2020 its Tariff of Charges:

City of Johannesburg Council 2020-05-29

COJ : MAYORAL COMMITTEE 2020-03-20

JOHANNESBURG SOCIAL HOUSING COMPANY

For amendment of Tariff Charges in respect of:

- (1) The rental and charges of properties managed by Joshco be increased by 5.4% as detailed in the body of the report be adopted and approved;
 - (2) Retails space also be increased by 6.6 % annually from the date of occupation as per the lease agreement; and
 - (3) Publishes the notice in a manner prescribed and invites the local community to submit written comments or representations in respect of the amended Tariff of Charges;
 - (4) That, tariff charges be published in the Provincial Gazette and be effective from 1 July 2020;
 - (a) Development agency fees be charged at 3% on construction costs.
 - (b) Corrections on Tariff Report for 2019/2020
 - (c) Approval of new Tariffs for 33 Albert Street in 2019/2020
- 3 That in terms of Section 17 (3) (a) (ii) and 22(a) (ii) of the Local Government: Municipal Finance Management Act, 2003 (Act 56 of 2003) and Section 21, 21 A (1) and 2 of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000) as amended, the City of Johannesburg:**
- (1) Display the notice and the documents and notice in the manner prescribed;
 - (2) Seek to convey to the local community by means of radio broadcasts covering the area of the City, the information contemplated in Section 21A © of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000) as amended; and
 - (3) Publish a notice in the manner prescribed and invites the local community to submit written comments or representations in respect of the City's declared intention to amend or determine Tariffs of Charges.
- 3 That if no objections are received, the amended Tariff of Charges be published in the Provincial Gazette and be effective from 1 July 2020.**
- 4 That a report be submitted to a relevant Section 79 Committee for comments.**

(JOHANNESBURG SOCIAL HOUSING COMPANY)

(S Pakade)

(Tel. 011 406-7306)

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