

City of Johannesburg Council 2021-03-24/25

COJ : MAYORAL COMMITTEE 2021-03-16

JOHANNESBURG SOCIAL HOUSING COMPANY (SOC) LTD

**11 JOSHCO TARIFF PROPOSAL FOR
THE 2021/22 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 table certain tariff charges for rental services on properties managed by JOSHCO for public participation.

3 BACKGROUND

JOSHCO intends not to increase the rental tariffs for all residential accommodation and rental tariffs for commercial tenants for the year 2021/22.

4 DISCUSSION

Rental tariffs for all hostels remain unchanged for the next coming three years

Outlined below are detailed rental tariff proposals for 2021/22.

5 LEGAL AND CONSTITUTIONAL IMPLICATIONS

In terms of the MFMA, the tariffs must be approved together with the budget.

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.

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.

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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), and the development of the 2021/26 IDP, 2021/2023 Budget, 2021/22 and 2021/22 Business plans is the against the backdrop of an ailing economy, the COVID-19 Pandemic, transition into the new term of office, as we commence with the second decade of the GDS. Therefore, in order to be *Seen, Heard and Felt* by our citizens, the following 5 themes must be considered:

- Recovery, building resilience and preparedness post COVID-19
- Reconstructing and Rebuilding our economy
- Transforming society to the next level of development
- Collectively engaging with our communities
- Mitigate other structural socio-economic challenges

And following the Budget Lekgotla that took place on the 6th of March 2021 and the conclusion of the Community Based Planning process, the Joburg 2040 aspiration of nurturing a resilient, sustainable, and liveable city remains particularly relevant in the face of the coronavirus pandemic, perhaps more so than ever before.

When dealing with a crisis, planning must also include immediate responses that must be executed today, JOSHCO therefore declares its intention to apply zero increment with effect from 1 July 2021 for its Tariff Charges on Rental Services.

(JOHANNESBURG SOCIAL HOUSING COMPANY (SOC) LTD)

(tc)

THE NEXT ITEM FOLLOWS THE ANNEXURE TO THIS ITEM

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**ANNEXURE A - Rental/Tariffs for
JOSHCO
Rental/Tariffs for JOSHCO
2021/22 to 2024**

Estate Details	Typology	Avg.m 2	2020/20 21`	2021/20 22	2022/2 023	2023/20 24
Kliptown Square						
Subsidized	Bachelor	30,70	1 514,46	1 514,46	1 575,03	1 638,04
	1 Bedroom	34,55	1 696,30	1 696,30	1 764,15	1 834,72
	1 Bedroom	39,20	1 922,62	1 922,62	1 999,52	2 079,50
	2 Bedroom	41,71	2 121,41	2 121,41	2 206,26	2 294,51
	2 Bedroom	43,98	2 245,75	2 245,75	2 335,58	2 429,00
	2 Bedroom Large (Existing Tenants)	58,48	2 854,61	2 854,61	2 968,79	3 087,55
	2 Bedroom Loft (Existing Tenants)	60,40	2 936,18	2 936,18	3 053,63	3 175,78
Subsidized	Bachelor	30,70	1 599,25	1 599,25	1 663,22	1 729,75
	1 Bedroom	34,55	1 743,14	1 743,14	1 812,86	1 885,38
Unsubsidized	Bachelor	30,70	2 594,60	2 594,60	2 698,38	2 806,32
	1 Bedroom	34,55	2 907,61	2 907,61	3 023,92	3 144,87
	1 Bedroom	39,20	3 295,43	3 295,43	3 427,25	3 564,34
	2 Bedroom	41,71	3 634,24	3 634,24	3 779,61	3 930,79
	2 Bedroom	43,98	3 850,12	3 850,12	4 004,13	4 164,29
	2 Bedroom Large (New Tenants & Existing Unsubsidised)	58,48	4 043,52	4 043,52	4 205,26	4 373,47

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	2 Bedroom Loft (New Tenants & Existing Unsubsidised)	60,40	4 176,28	4 176,28	4 343,33	4 517,06
	Live Work	60,40	4 887,14	4 887,14	5 082,63	5 285,93
Kliptown Golf Course						
	1 Bedroom Duplex		421,38	421,38	438,24	455,77
	1 Bedroom Simplex		474,06	474,06	493,02	512,74
	2 Bedroom Duplex		579,41	579,41	602,59	626,69
	2 Bedroom Simplex		632,08	632,08	657,36	683,66
	2 Bedroom Duplex Loft		816,43	816,43	849,09	883,06
City Deep Hostel (Converted units)						
	1 Bedroom	31,00	1 629,70	1 629,70	1 694,89	1 762,69
	1 Bedroom	34,00	1 685,03	1 685,03	1 752,43	1 822,52
	2 Bedroom	38,00	1 823,96	1 823,96	1 896,92	1 972,79
	2 Bedroom	39,00	1 869,29	1 869,29	1 944,07	2 021,83
	2 Bedroom	40,00	1 917,32	1 917,32	1 994,01	2 073,77
	2 Bedroom	45,00	2 156,72	2 156,72	2 242,99	2 332,71
	2 Bedroom	50,00	2 396,51	2 396,51	2 492,37	2 592,07
	2 Bedroom	57,00	2 714,03	2 714,03	2 822,60	2 935,50
	2 Bedroom	63,00	3 019,03	3 019,03	3 139,79	3 265,38
	2 Bedroom	69,00	3 307,24	3 307,24	3 439,53	3 577,11
	3 Bedroom	73,00	3 498,79	3 498,79	3 638,74	3 784,29
	3 Bedroom	54,50	2 714,03	2 714,03	2 822,60	2 935,50

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City Deep Flats			1	1	1	1
	Bachelor	28,60	106,31	106,31	150,56	196,58
	Bachelor	35,49	367,26	367,26	421,95	478,83
	Bachelor	37,42	403,23	403,23	459,36	517,74
	Bachelor Duplex	59,00	439,21	439,21	496,78	556,65
	Bachelor Duplex	61,00	475,20	475,20	534,20	595,57
	Bachelor Duplex	67,00	529,16	529,16	590,33	653,94
	1 Bedroom	47,00	978,93	978,93	058,09	140,41
	1 Bedroom	50,00	068,88	068,88	151,64	237,70
	1 Bedroom	52,51	086,87	086,87	170,34	257,16
	2 Bedroom	54,00	293,75	293,75	385,50	480,92
	2 Bedroom	57,00	383,70	383,70	479,05	578,21
	2 Bedroom	58,00	428,70	428,70	525,84	626,88
	2 Bedroom	50,00	437,68	437,68	535,19	636,60
	2 Bedroom	60,00	518,64	518,64	619,38	724,16
	2 Bedroom	62,33	563,61	563,61	666,15	772,80
	2 Bedroom	63,99	608,59	608,59	712,93	821,45
	2 Bedroom	70,70	698,54	698,54	806,48	918,74
	2 Bedroom	72,00	058,32	058,32	180,65	307,88
	2 Bedroom	62,00	418,14	418,14	554,87	697,06
	2 Bedroom	62,00	508,09	508,09	648,42	794,36
	3 Bedroom	73,00	238,23	238,23	367,76	502,47
	3 Bedroom	91,41	777,95	777,95	929,07	086,23

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	3 Bedroom	109,79	3 957,85	3 957,85	4 116,16	4 280,81
	1 Bedroom		1 053,81	1 053,81	1 095,97	1 139,81
City Deep (New)	2 Bedroom		2 341,81	2 341,81	2 435,48	2 532,90
	Housing Supervisor		623,76	623,76	648,71	674,66
Communal Room	COJ Employee (Subsidised Bed)		1 189,21	1 189,21	1 236,78	1 286,25
	Unsubsidised Bed (Hostels)		525,70	525,70	546,72	568,59
Chelsea	Room	11,00	1 073,93	1 073,93	1 116,89	1 161,56
	Room	12,00	1 069,07	1 069,07	1 111,84	1 156,31
	Room	16,00	1 106,49	1 106,49	1 150,75	1 196,78
	Room	20,00	1 198,71	1 198,71	1 246,66	1 296,53
	Double Room	28,00	1 475,35	1 475,35	1 534,37	1 595,74
	Double Room		2 778,71	2 778,71	2 889,86	3 005,46
Roodepoort						
Income R3000 to R4699 (Existing tenants)	1 Bedroom	36,00	1 141,93	1 141,93	1 187,61	1 235,11
Income R3000 to R4699 (Existing tenants)	1 Bedroom	36,00	1 025,22	1 025,22	1 066,23	1 108,88
Income R3000 to R3500 (New tenants)	1 Bedroom	36,00	1 141,93	1 141,93	1 187,61	1 235,11
Income R3000 to R3500 (New tenants)	2 Bedroom	45,00	1 316,64	1 316,64	1 369,30	1 424,07

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Income R4700 to R5339 (Existing tenants)	1 Bedroom	36,00	3 004,65	3 004,65	3 124,84	3 249,83
Income R4700 to R5339 (Existing tenants)	2 Bedroom	45,00	1 408,65	1 408,65	1 465,00	1 523,60
Income R5340 to R7500 (Existing tenants)	1 Bedroom	36,00	2 083,80	2 083,80	2 167,15	2 253,84
Income R5340 to R7500 (Existing tenants)	2 Bedroom	45,00	1 490,35	1 490,35	1 549,96	1 611,96
Income R6780 to R7500 (New tenants)	1 Bedroom	36,00	2 083,80	2 083,80	2 167,15	2 253,84
Income R6780 to R7500 (New tenants)	1 Bedroom	36,00	1 833,76	1 833,76	1 907,11	1 983,39
Income R6200 to R 6900 (Existing tenants)	2 Bedroom	45,00	2 417,22	2 417,22	2 513,91	2 614,47
Income R6200 to R 6900 (Existing tenants)	2 Bedroom	45,00	2 505,74	2 505,74	2 605,97	2 710,21
Income R6800 to R 7500 (New tenants)	2 Bedroom	45,00	2 417,22	2 417,22	2 513,91	2 614,47
Income R6800 to R 7500 (New tenants)	2 Bedroom	45,00	3 084,10	3 084,10	3 207,47	3 335,77

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Income R6901 to R7500 (Existing tenants)	2 Bedroom	45,00	2 750,61	2 750,61	2 860,63	2 975,06
Income above R7500 (Existing tenants)	2 Bedroom	45,00	4 334,29	4 334,29	4 507,67	4 687,97
Income R3000 to R4699 (Existing tenants)	1 Bedroom	36,00	1 025,22	1 025,22	1 066,23	1 108,88
Income R 3000 to R3500 (New tenants)	2 Bedroom	45,00	1 316,64	1 316,64	1 369,30	1 424,07
Income R4700 to R5339 (Existing tenants)	2 Bedroom	45,00	1 408,65	1 408,65	1 465,00	1 523,60
Income R5340 to R7500 (Existing tenants)	2 Bedroom	45,00	1 490,35	1 490,35	1 549,96	1 611,96
Income R6780 to R7500 (New tenants)	1 Bedroom	36,00	1 833,76	1 833,76	1 907,11	1 983,39
Income R6200 to R 6900 (Existing tenants)	2 Bedroom	45,00	2 505,74	2 505,74	2 605,97	2 710,21
Income R6800 to R 7500 (New tenants)	2 Bedroom	45,00	3 084,10	3 084,10	3 207,47	3 335,77
Pennyville						

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Per Unit	3 Rooms	35,00	1 176,20	1 176,20	1 223,25	1 272,18
Per Unit (COJ Hostel Employees)	3 Rooms	35,00	1 189,20	1 189,20	1 236,77	1 286,24
Per Room 3 Families Sharing	Room	9,00	445,53	445,53	463,35	481,89
Per Room 3 Families Sharing	Room	9,00	294,77	294,77	306,56	318,82
Per Room 2 Families Sharing	Room	18,00	623,76	623,76	648,71	674,66
Per Room 2 Families Sharing	Room	18,00	311,87	311,87	324,34	337,32
Family Unit	2 Bedroom Flat	42,00	2 500,56	2 500,56	2 600,58	2 704,61
Per Room 3 Families Sharing	Room	9,00	294,77	294,77	306,56	318,82
Per Room 2 Families Sharing	Room	18,00	311,87	311,87	324,34	337,32
Alexandra Far East Bank						
Income up to R3500	Room		683,21	683,21	710,54	738,96
Income above R3500	Room		683,21	683,21	710,54	738,96
Creche			4 618,30	4 618,30	4 803,03	4 995,15
	Room	-	720,11	720,11	748,91	778,87
	Creche	-	4 618,30	4 618,30	4 803,03	4 995,15
La Rosabel	Room	12.00 - 12.94	1 257,39	1 257,39	1 307,69	1 359,99

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		14.00				
	Room	- 14.92	1 341,22	1 341,22	1 394,86	1 450,66
		15.22				
	Room	- 17.88	1 352,04	1 352,04	1 406,12	1 462,37
		18.00				
	Room	- 18.75	1 431,56	1 431,56	1 488,82	1 548,37
	Room	33,34	1 676,52	1 676,52	1 743,58	1 813,33
		15.22				
	Room	- 17.88	1 425,05	1 425,05	1 482,05	1 541,33
		18.00				
	Room	- 18.75	1 508,87	1 508,87	1 569,22	1 631,99
Bellavista New	2 Bedroom	45,00	3 800,68	3 800,68	3 952,70	4 110,81
	2 Bedroom	45,00	4 005,92	4 005,92	4 166,16	4 332,80
Citrene Court	2 Bedroom Flat	52,00	3 709,18	3 709,18	3 857,55	4 011,85
	2 Bedroom Flat	55,00	4 005,90	4 005,90	4 166,13	4 332,78
	2 Bedroom Flat	45,00	3 605,96	3 605,96	3 750,19	3 900,20
	3 Bedroom Flat	70,00	4 478,48	4 478,48	4 657,62	4 843,92
Orlando Converted	1 Bedroom	28,08	1 328,62	1 328,62	1 381,77	1 437,04
	1 Bedroom	33,24	1 565,86	1 565,86	1 628,49	1 693,63
	1 Bedroom	43,28	2 040,36	2 040,36	2 121,98	2 206,86

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	2 Bedroom	38,25	2 166,89	2 166,89	2 253,56	2 343,70
	2 Bedroom	60,36	2 847,02	2 847,02	2 960,90	3 079,34
Orlando (Phase 2)	2 Bedroom	50,00	2 727,98	2 727,98	2 837,10	2 950,58
	2 Bedroom	51,00	2 782,53	2 782,53	2 893,83	3 009,59
	2 Bedroom	52,00	2 837,09	2 837,09	2 950,57	3 068,60
	2 Bedroom	53,00	2 891,66	2 891,66	3 007,33	3 127,62
	2 Bedroom	57,00	3 109,89	3 109,89	3 234,28	3 363,65
	2 Bedroom	68,00	3 710,05	3 710,05	3 858,45	4 012,79
	1 Bedroom	31,00	1 859,98	1 859,98	1 934,38	2 011,76
	1 Bedroom	32,00	1 904,62	1 904,62	1 980,81	2 060,04
	1 Bedroom	33,00	1 964,14	1 964,14	2 042,71	2 124,42
	1 Bedroom:Paraple gic	50,00	2 231,97	2 231,97	2 321,25	2 414,10
	1 Bedroom:Paraple gic	51,00	2 276,62	2 276,62	2 367,69	2 462,39
	1 Bedroom:Paraple gic	52,00	2 321,26	2 321,26	2 414,11	2 510,67
	1 Bedroom:Paraple gic	53,00	2 365,90	2 365,90	2 460,53	2 558,95
	Batchelor	22,00	1 363,98	1 363,98	1 418,54	1 475,28
Europa House	Rooms	12,00	1 041,59	1 041,59	1 083,26	1 126,59
	Rooms	13,00	1 128,39	1 128,39	1 173,53	1 220,47
	Rooms	15,00	1 301,99	1 301,99	1 354,07	1 408,24
	Rooms	16,00	1 388,79	1 388,79	1 444,34	1 502,11

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	Rooms	17,00	1 475,59	1 475,59	1 534,61	1 595,99
	Rooms	18,00	1 562,38	1 562,38	1 624,88	1 689,87
	Rooms	19,00	1 649,19	1 649,19	1 715,16	1 783,76
	Rooms	20,00	1 735,98	1 735,98	1 805,42	1 877,64
	Rooms	21,00	1 822,78	1 822,78	1 895,69	1 971,52
	Rooms	22,00	1 909,59	1 909,59	1 985,97	2 065,41
Raschers	Room	12,20	464,39	464,39	482,96	502,28
	Room	13,40	922,09	922,09	958,98	997,34
	Room	14,40	1 005,92	1 005,92	1 046,16	1 088,01
	Room	15,40	1 089,74	1 089,74	1 133,33	1 178,66
	Room	15,40	1 173,57	1 173,57	1 220,51	1 269,34
	Double Room	32,30	1 590,63	1 590,63	1 654,26	1 720,43
	Double Room	32,32	1 767,06	1 767,06	1 837,74	1 911,25
Antea Converted Units	Bachelor	25,00	1 353,92	1 353,92	1 408,07	1 464,40
	1 Bedroom	42,00	1 861,64	1 861,64	1 936,11	2 013,55
	2 Bedroom	60,00	2 538,60	2 538,60	2 640,14	2 745,75
	3 Bedroom		3 046,32	3 046,32	3 168,17	3 294,90
	Rooms		1 189,20	1 189,20	1 236,77	1 286,24
	2 Bedroom	60,00	1 676,53	1 676,53	1 743,59	1 813,33
	2 Bedroom	60,00	1 269,29	1 269,29	1 320,06	1 372,86

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MBV	Room	11,00	901,21	901,21	937,26	974,75
					1	1
	Room	14,00	976,31	976,31	015,36	055,97
			1	1	1	1
	Room	16,00	051,40	051,40	093,46	137,20
			1	1	1	1
	Room	17,00	126,49	126,49	171,55	218,41
			1	1	1	1
	Room	20,00	201,60	201,60	249,66	299,65
			1	1	1	1
	Room	23,00	276,70	276,70	327,77	380,88
			1	1	1	1
	Room	26,00	351,81	351,81	405,88	462,11
			1	1	1	1
	Room	29,00	426,90	426,90	483,98	543,34
			1	1	1	1
	Room	32,00	502,00	502,00	562,08	624,57
			1	1	1	1
	Room	36,00	802,39	802,39	874,49	949,47
			1	1	2	2
	Room	38,50	952,61	952,61	030,72	111,95
			2	2	2	2
	Room	40,00	027,71	027,71	108,82	193,17
			2	2	2	2
	Room	44,50	253,00	253,00	343,12	436,85
			2	2	2	2
	Room	51,00	403,21	403,21	499,34	599,31
			3	3	3	3
	Room	60,00	004,01	004,01	124,17	249,13
AA House	Rooms	12,00	842,24	842,24	875,93	910,97
	Rooms	13,00	912,43	912,43	948,93	986,88
					1	1
	Rooms	14,00	982,62	982,62	021,92	062,80
			1	1	1	1
	Rooms	15,00	052,80	052,80	094,92	138,71
			1	1	1	1
	Rooms	16,00	119,15	119,15	163,91	210,47
			1	1	1	1
	Rooms	17,00	193,18	193,18	240,91	290,54
			1	1	1	1
	Rooms	18,00	263,37	263,37	313,90	366,46
			1	1	1	1
	Rooms	19,00	333,55	333,55	386,90	442,37

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	Rooms	20,00	1 403,74	1 403,74	1 459,89	1 518,29
	Rooms	23,00	1 614,31	1 614,31	1 678,88	1 746,03
	Bachelor Flat	15,00	1 614,31	1 614,31	1 678,88	1 746,03
	Bachelor Flat	17,00	1 712,57	1 712,57	1 781,07	1 852,31
	Bachelor Flat	18,00	1 782,75	1 782,75	1 854,06	1 928,23
	Bachelor Flat	20,00	1 923,13	1 923,13	2 000,05	2 080,06
	Bachelor Flat	21,00	1 993,32	1 993,32	2 073,05	2 155,97
	Bachelor Flat	22,00	2 063,50	2 063,50	2 146,04	2 231,89
	Bachelor Flat	23,00	2 133,69	2 133,69	2 219,04	2 307,80
	Bachelor Flat	33,00	2 667,11	2 667,11	2 773,79	2 884,75
	Bachelor Flat	35,00	2 947,86	2 947,86	3 065,77	3 188,41
	1 Bedrooms Flat	18,00	1 782,75	1 782,75	1 854,06	1 928,23
	1 Bedrooms Flat	38,00	3 228,61	3 228,61	3 357,76	3 492,07
	2 Bedroom Flat	60,00	5 053,47	5 053,47	5 255,61	5 465,83
	Fleurhof					
Income to R3500	1 Bedroom	35,00	1 939,66	1 939,66	1 977,24	1 016,33
Income to R7500	2 Bedroom	40,00	2 505,74	2 505,74	2 605,97	2 710,21
	Fleurhof Riverside					
	1 Bedroom	35,00	1 891,51	1 891,51	1 927,17	1 964,26
	2 Bedroom	40,00	2 377,36	2 377,36	2 472,45	2 571,35
	Selby Hostel					
	1 Bedroom	27,00	1 393,12	1 393,12	1 448,85	1 506,80
	1 Bedroom	28,00	1 459,47	1 459,47	1 517,84	1 578,56

City of Johannesburg Council 2021-03-24/25

COJ : MAYORAL COMMITTEE 2021-03-16

JOHANNESBURG SOCIAL HOUSING COMPANY (SOC) LTD

	1 Bedroom	29,00	1 525,81	1 525,81	1 586,84	1 650,32
	1 Bedroom	30,00	1 592,14	1 592,14	1 655,83	1 722,06
	1 Bedroom	33,00	1 724,82	1 724,82	1 793,81	1 865,56
	2 Bedroom	36,00	2 122,86	2 122,86	2 207,77	2 296,09
	2 Bedroom	39,00	2 255,54	2 255,54	2 345,76	2 439,59
	2 Bedroom	41,00	2 388,21	2 388,21	2 483,74	2 583,09
	2 Bedroom	42,00	2 454,56	2 454,56	2 552,74	2 654,85
	2 Bedroom	43,00	2 520,90	2 520,90	2 621,74	2 726,61
	2 Bedroom	44,00	2 587,23	2 587,23	2 690,72	2 798,35
	2 Bedroom	45,00	2 653,58	2 653,58	2 759,72	2 870,11
	2 Bedroom	50,00	2 918,93	2 918,93	3 035,69	3 157,12
	Rooms	10,00	819,63	819,63	852,42	886,52
	Rooms	15,00	878,18	878,18	913,31	949,84
	Rooms	15,00	777,64	777,64	808,75	841,10
Public Hostels	2 Bedroom (Income Below R4500)		750,00	750,00	750,00	750,00
	2 Bedroom (Income 4501 - 5500)		850,00	850,00	850,00	850,00
	2 Bedroom (Income 5501 - 6500)		950,00	950,00	950,00	950,00
	2 Bedroom (Income 6501 - 7500)		1 050,00	1 050,00	1 050,00	1 050,00
	2 Bedroom (Income 7501 - 8500)		1 150,00	1 150,00	1 150,00	1 150,00
	2 Bedroom (Income 8501 - 9500)		1 250,00	1 250,00	1 250,00	1 250,00

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JOHANNESBURG SOCIAL HOUSING COMPANY (SOC) LTD

	2 Bedroom (Income 9501 - 10500)		1 350,00	1 350,00	1 350,00	1 350,00
	2 Bedroom (Income 10501 - 11500)		1 450,00	1 450,00	1 450,00	1 450,00
	2 Bedroom (Income 11501 - 12500)		1 550,00	1 550,00	1 550,00	1 550,00
	2 Bedroom (Income 12501 - 13500)		1 650,00	1 650,00	1 650,00	1 650,00
	2 Bedroom (Income 13501 - 14500)		1 750,00	1 750,00	1 750,00	1 750,00
	2 Bedroom (Income 14501 - 15000)		1 850,00	1 850,00	1 850,00	1 850,00
Klipsruit Hostel	Communal Beds (Joburg Water)		396,00	396,00	411,84	428,31
	Communal Beds (City Parks)		896,31	896,31	932,16	969,45
Nederberg	1 Bedroom	22,00	1 999,65	1 999,65	2 079,63	2 162,82
Hoek Street	1 Bedroom	12	1 133,13	1 133,13	1 178,46	1 225,60
	1 Bedroom	13	1 227,56	1 227,56	1 276,66	1 327,73
	1 Bedroom	14	1 321,99	1 321,99	1 374,87	1 429,86
	1 Bedroom	15	1 416,42	1 416,42	1 473,07	1 532,00
	1 Bedroom	16	1 510,85	1 510,85	1 571,28	1 634,13
	1 Bedroom	17	1 605,27	1 605,27	1 669,48	1 736,26
	1 Bedroom	18	1 699,70	1 699,70	1 767,69	1 838,40
	1 Bedroom	19	1 794,13	1 794,13	1 865,89	1 940,53
	1 Bedroom	20	1 888,56	1 888,56	1 964,10	2 042,66
	1 Bedroom	21	1 982,99	1 982,99	2 062,30	2 144,80

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COJ : MAYORAL COMMITTEE 2021-03-16

JOHANNESBURG SOCIAL HOUSING COMPANY (SOC) LTD

		23	2 171,84	2 171,84	2 258,71	2 349,06
		24	2 266,27	2 266,27	2 356,92	2 451,20
		26	2 368,47	2 368,47	2 463,21	2 561,74
		29	2 577,33	2 577,33	2 680,42	2 787,63
Hoek Street	1 Bedroom	22	2 071,36	2 071,36	2 154,21	2 240,38
		28	2 542,11	2 542,11	2 643,79	2 749,55
		10	1 941,52	1 941,52	1 979,18	1 018,35
	1 Bedroom		1 888,77	1 888,77	1 964,32	2 042,89
	1 Bedroom		1 433,44	1 433,44	1 490,78	1 550,41
	1 Bedroom		1 075,08	1 075,08	1 118,08	1 162,81
(Tenant moved from Casa Mia)			2 360,70	2 360,70	2 455,12	2 553,33
Phoenix house	room	11	1 799,86	1 799,86	1 831,85	1 865,13
	room	14	1 888,73	1 888,73	1 924,28	1 961,25
	room	16	1 999,82	1 999,82	1 039,82	1 081,41
	room	19	1 110,92	1 110,92	1 155,35	1 201,57
	room	20	1 133,13	1 133,13	1 178,46	1 225,60
	room	21	1 144,24	1 144,24	1 190,01	1 237,61
	room	23	1 210,90	1 210,90	1 259,33	1 309,71
	room	25	1 222,01	1 222,01	1 270,89	1 321,72
	room	26	1 277,55	1 277,55	1 328,66	1 381,80
	room	28	1 288,66	1 288,66	1 340,21	1 393,82
	room	30	1 333,10	1 333,10	1 386,42	1 441,88

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JOHANNESBURG SOCIAL HOUSING COMPANY (SOC) LTD

	room	31	1 344,21	1 344,21	1 397,98	1 453,90
	room	38	1 555,28	1 555,28	1 617,49	1 682,19
	Devland					
	1 bedroom	35	733,20	733,20	762,53	793,03
	1 bedroom	38	933,17	933,17	970,50	1 009,32
	2 bedroom	42	1 333,10	1 333,10	1 386,42	1 441,88
	1 bedroom	38	1 555,28	1 555,28	1 617,49	1 682,19
	2 bedroom	42	1 833,01	1 833,01	1 906,33	1 982,59
	2 bedroom	42	2 444,02	2 444,02	2 541,78	2 643,45
	2 bedroom	48	3 110,56	3 110,56	3 234,99	3 364,39
	Turfontein					
	1bed	34,40	966,50	966,50	1 005,16	1 045,36
	1bedroom	35,70	1 333,10	1 333,10	1 386,42	1 441,88
	2 bedroom -1bc	43,50	1 666,37	1 666,37	1 733,03	1 802,35
	2 bedroom	43,50	2 332,92	2 332,92	2 426,24	2 523,29
	2 bedroom 1bc	46,70	3 888,21	3 888,21	4 043,73	4 205,48
	2 bedroom	46,70	3 600,00	3 600,00	3 744,00	3 893,76
	2 C bedroom 1bc	51,10	3 800,00	3 800,00	3 952,00	4 110,08
	2 D bedroom	44,60	2 999,47	2 999,47	3 119,45	3 244,23
	2 Ebedroom 1bc	44,60	3 443,84	3 443,84	3 581,59	3 724,86
	communal	16,50	755,42	755,42	785,64	817,07
	2 bedroom	43,50	2 666,20	2 666,20	2 772,85	2 883,76

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JOHANNESBURG SOCIAL HOUSING COMPANY (SOC) LTD

Textile Building 125 kerk street	bachelor	21,20	1 866,34	1 866,34	1 940,99	2 018,63
	bachelor	24,00	2 132,96	2 132,96	2 218,28	2 307,01
	bachelor	25,00	2 221,83	2 221,83	2 310,71	2 403,13
	1 bedroom	32,00	2 915,04	2 915,04	3 031,65	3 152,91
	1 bedroom	36,00	3 279,42	3 279,42	3 410,60	3 547,03
	1 bedroom	39,00	3 552,71	3 552,71	3 694,82	3 842,61
	1 bedroom	40,00	3 643,80	3 643,80	3 789,56	3 941,14
	2 bedroom	47,00	4 385,90	4 385,90	4 561,33	4 743,79
	bachelor	21,20	2 555,11	2 555,11	2 657,31	2 763,60
	1 bedroom	32,00	1 395,31	1 395,31	1 451,12	1 509,17
	1 bedroom	40,00	1 760,58	1 760,58	1 831,00	1 904,24
	1 bedroom	40,00	2 336,58	2 336,58	2 430,04	2 527,24
	2 bedroom	47,00	2 843,94	2 843,94	2 957,70	3 076,01
(Tenants moved from Casa Mia)	2 bedroom		1 126,50	1 126,50	1 171,56	1 218,42
	2 bedroom		1 201,60	1 201,60	1 249,66	1 299,65
	2 bedroom		1 216,62	1 216,62	1 265,28	1 315,90
	2 bedroom		1 351,81	1 351,81	1 405,88	1 462,11
	2 bedroom		1 652,20	1 652,20	1 718,29	1 787,02
	2 bedroom		1 502,00	1 502,00	1 562,08	1 624,57
	2 bedroom		1 592,12	1 592,12	1 655,81	1 722,04
	2 bedroom		1 682,25	1 682,25	1 749,54	1 819,52

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COJ : MAYORAL COMMITTEE 2021-03-16

JOHANNESBURG SOCIAL HOUSING COMPANY (SOC) LTD

	2 bedroom		1 802,41	1 802,41	1 874,50	1 949,48
	2 bedroom		1 652,20	1 652,20	1 718,29	1 787,02
	2 bedroom		1 411,89	1 411,89	1 468,36	1 527,10
	2 bedroom		1 502,00	1 502,00	1 562,08	1 624,57
	2 bedroom		1 577,10	1 577,10	1 640,18	1 705,79
	2 bedroom		1 652,20	1 652,20	1 718,29	1 787,02
	2 bedroom		2 403,21	2 403,21	2 499,34	2 599,31
	2 bedroom		1 832,44	1 832,44	1 905,74	1 981,97
	2 bedroom		1 967,62	1 967,62	2 046,33	2 128,18
	2 bedroom		2 042,73	2 042,73	2 124,44	2 209,42
	2 bedroom		2 162,89	2 162,89	2 249,40	2 339,38
	2 bedroom		2 237,98	2 237,98	2 327,50	2 420,60
	2 bedroom		2 313,08	2 313,08	2 405,61	2 501,83
	2 bedroom		2 403,21	2 403,21	2 499,34	2 599,31
	2 bedroom		2 778,71	2 778,71	2 889,86	3 005,45
	2 bedroom		4 506,01	4 506,01	4 686,25	4 873,70
	2 bedroom		2 763,69	2 763,69	2 874,24	2 989,21
	2 bedroom		3 004,01	3 004,01	3 124,17	3 249,13
	2 bedroom		3 154,21	3 154,21	3 280,38	3 411,60
	2 bedroom		3 604,81	3 604,81	3 749,00	3 898,96
	2 bedroom		3 649,87	3 649,87	3 795,86	3 947,70
	2 bedroom		3 845,12	3 845,12	3 998,93	4 158,89
	2 bedroom		3 724,97	3 724,97	3 873,97	4 028,93

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COJ : MAYORAL COMMITTEE 2021-03-16

JOHANNESBURG SOCIAL HOUSING COMPANY (SOC) LTD

	2 bedroom		3 980,31	3 980,31	4 139,52	4 305,11
	2 bedroom		4 941,59	4 941,59	5 139,25	5 344,82
	2 bedroom		4 956,61	4 956,61	5 154,87	5 361,07
	2 bedroom					
Diamond Building 123 Kerk street	bachelor	30,00	2 666,20	2 666,20	2 772,85	2 883,76
	1 bedroom	36,00	3 279,42	3 279,42	3 410,60	3 547,03
	2 bedroom	36,00	3 359,41	3 359,41	3 493,79	3 633,54
	2 bedroom	37,00	3 452,73	3 452,73	3 590,84	3 734,47
	2 bedroom	39,00	3 639,36	3 639,36	3 784,94	3 936,33
	2 bedroom	42,00	3 919,31	3 919,31	4 076,08	4 239,13
(Tenants moved from Casa Mia)						
	2 bedroom		1 126,50	1 126,50	1 171,56	1 218,42
	2 bedroom		1 201,60	1 201,60	1 249,66	1 299,65
	2 bedroom		1 216,62	1 216,62	1 265,28	1 315,90
	2 bedroom		1 351,81	1 351,81	1 405,88	1 462,11
	2 bedroom		1 652,20	1 652,20	1 718,29	1 787,02
	2 bedroom		1 502,00	1 502,00	1 562,08	1 624,57
	2 bedroom		1 592,12	1 592,12	1 655,81	1 722,04
	2 bedroom		1 682,25	1 682,25	1 749,54	1 819,52
	2 bedroom		1 802,41	1 802,41	1 874,50	1 949,48
	2 bedroom		1 652,20	1 652,20	1 718,29	1 787,02
	2 bedroom		1 411,89	1 411,89	1 468,36	1 527,10

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COJ : MAYORAL COMMITTEE 2021-03-16

JOHANNESBURG SOCIAL HOUSING COMPANY (SOC) LTD

	2 bedroom		1 502,00	1 502,00	1 562,08	1 624,57
	2 bedroom		1 577,10	1 577,10	1 640,18	1 705,79
	2 bedroom		1 652,20	1 652,20	1 718,29	1 787,02
	2 bedroom		2 403,21	2 403,21	2 499,34	2 599,31
	2 bedroom		1 832,44	1 832,44	1 905,74	1 981,97
	2 bedroom		1 967,62	1 967,62	2 046,33	2 128,18
	2 bedroom		2 042,73	2 042,73	2 124,44	2 209,42
	2 bedroom		2 162,89	2 162,89	2 249,40	2 339,38
	2 bedroom		2 237,98	2 237,98	2 327,50	2 420,60
	2 bedroom		2 313,08	2 313,08	2 405,61	2 501,83
	2 bedroom		2 403,21	2 403,21	2 499,34	2 599,31
	2 bedroom		2 778,71	2 778,71	2 889,86	3 005,45
	2 bedroom		4 506,01	4 506,01	4 686,25	4 873,70
	2 bedroom		2 763,69	2 763,69	2 874,24	2 989,21
	2 bedroom		3 004,01	3 004,01	3 124,17	3 249,13
	2 bedroom		3 154,21	3 154,21	3 280,38	3 411,60
	2 bedroom		3 604,81	3 604,81	3 749,00	3 898,96
	2 bedroom		3 649,87	3 649,87	3 795,86	3 947,70
	2 bedroom		3 845,12	3 845,12	3 998,93	4 158,89
	2 bedroom		3 724,97	3 724,97	3 873,97	4 028,93
	2 bedroom		3 980,31	3 980,31	4 139,52	4 305,11
	2 bedroom		4 941,59	4 941,59	5 139,25	5 344,82
	2 bedroom		4 956,61	4 956,61	5 154,87	5 361,07

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JOHANNESBURG SOCIAL HOUSING COMPANY (SOC) LTD

Parking Fee						
80 Plein Street	Basemet		200,00	200,00	208,00	216,32
Hoek Street	Basemet		200,00	200,00	208,00	216,32
Kliptown Square	Open Parking		150,00	150,00	156,00	162,24
Roodepoort	Open Parking		150,00	150,00	156,00	162,24
Antea Hostel	Open Parking		150,00	150,00	156,00	162,24
City Deep	Open Parking		150,00	150,00	156,00	162,24
Fleurhof	Open Parking		150,00	150,00	156,00	162,24
Fleurhof Riverside	Open Parking		150,00	150,00	156,00	162,24
AA House	Basemet		200,00	200,00	208,00	216,32
Selby Village	Open Parking		150,00	150,00	156,00	162,24
Orlando Ekhaya	Open Parking		150,00	150,00	156,00	162,24
Turfontein	Open Parking		150,00	150,00	156,00	162,24
Dobsonville	Undercover		200,00	200,00	208,00	216,32
	Open Parking		150,00	150,00	156,00	162,24
New Projects						
Dobsonville	1 Bedroom	34.21	895,9	895,90	931,74	969,01
	1 Bedroom	34.41	1370,2	1 370,20	1 425,01	1 482,01
	2 Bedroom	42.37	1897,2	1 897,20	1 973,09	2 052,01
	2 Bedroom	43.00	2845,8	2 845,80	2 959,63	3 078,02
80 Plein Street						
Subsidized	1 Bedroom	32.00	1 650,00	1 650,00	1 716,00	1 784,64
	1 Bedroom	35.00	1 805,00	1 805,00	1 877,20	1 952,29

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COJ : MAYORAL COMMITTEE 2021-03-16

JOHANNESBURG SOCIAL HOUSING COMPANY (SOC) LTD

	2 Bedroom	46.00	3 200,00	3 200,00	3 328,00	3 461,12
Unsubsidized	Room	11.00	1 029,00	1 029,00	1 070,16	1 112,97
	Room	13.00	1 216,00	1 216,00	1 264,64	1 315,23
	Room	15.00	1 403,00	1 403,00	1 459,12	1 517,48
	Room	16.00	1 496,00	1 496,00	1 555,84	1 618,07
	Bachelor	21.00	1 964,00	1 964,00	2 042,56	2 124,26
	1 Bedroom	35.00	2 500,00	2 500,00	2 600,00	2 704,00
133 Albert Street						
Basement & Ground (Duplex shared)	3 shared rooms	69.5 + 3.8 to 10.5 (Balcony)	1 032,92	1 032,92	1 074,24	1 117,21
room units - 12 units)						
	Studio	21.4 + 4.1 to 4.4 (Balcony)	1 739,10	1 739,10	1 808,66	1 881,01
	1 Bedroom	32,50	2 529,60	2 529,60	2 630,78	2 736,02
	Studio	20.3 to 21.5	1 475,60	1 475,60	1 534,62	1 596,01
	MIP Unit 1 bed	25,20	1 897,20	1 897,20	1 973,09	2 052,01
	1 Bedroom	25,50	2 055,30	2 055,30	2 137,51	2 223,01
Commercial Tenants						
Union Square:Retail						

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City of Johannesburg Council 2021-03-24/25

COJ : MAYORAL COMMITTEE 2021-03-16

JOHANNESBURG SOCIAL HOUSING COMPANY (SOC) LTD

	Shop 1	187,6 3	34 934,47	34 934,47	36 331,85	37 785,12
	Shop 2	127,1 5	20 767,32	20 767,32	21 598,02	22 461,94
	Shop 3	105,1 1	12 362,18	12 362,18	12 856,66	13 370,93
	Shop 5	306,1 3	18 811,14	18 811,14	19 563,58	20 346,13
	Shop 7	128,8 8	7 064,14	7 064,14	7 346,71	7 640,57
	Shop 8	189,0 0	10 220,06	10 220,06	10 628,86	11 054,02
	Shop 9	127,3 4	6 885,84	6 885,84	7 161,27	7 447,72
	Shop 10	296,7 9	70 030,89	70 030,89	72 832,13	75 745,41
	Booyens Place					
	Office 22	41,25	3 244,46	3 244,46	3 374,24	3 509,21
	Shop 102	42,20	10 372,46	10 372,46	10 787,35	11 218,85
	Shop 104	49,23	16 638,03	16 638,03	17 303,55	17 995,69
	Shop 105	82,50	6 894,49	6 894,49	7 170,27	7 457,08
	Shop 106	74,90	7 732,15	7 732,15	8 041,44	8 363,10
	Shop 107	67,20	10 240,71	10 240,71	10 650,34	11 076,35
	Shop 109	124,1 1	18 608,26	18 608,26	19 352,59	20 126,70
	Shop 110	41,05	4 792,66	4 792,66	4 984,36	5 183,74
	Shop 112	26,57	3 591,90	3 591,90	3 735,57	3 885,00

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COJ : MAYORAL COMMITTEE 2021-03-16

JOHANNESBURG SOCIAL HOUSING COMPANY (SOC) LTD

NBS						
	Parking bays (100)		95 029,00	95 029,00	98 830,16	102 783,37
	Shop 1		103 792,67	103 792,67	107 944,37	112 262,15
	Shop 2		6 517,79	6 517,79	6 778,50	7 049,64
	Shop 3		135 810,83	135 810,83	141 243,26	146 892,99
	Shop 4		77 017,56	77 017,56	80 098,27	83 302,20
	Shop 5		11 588,15	11 588,15	12 051,68	12 533,74
	Shop 6		15 109,88	15 109,88	15 714,27	16 342,84
Raschers						
	Shop 1	150	5 530,34	5 530,34	5 751,55	5 981,61
	Shop 2	130	12 621,46	12 621,46	13 126,32	13 651,37
	Shop 3	130	117 906,81	117 906,81	122 623,08	127 528,00
	Shop 4	130,6 6	6 583,63	6 583,63	6 846,98	7 120,86
23 Kerk Street						
	Shop 1	213,6 4	11 552,46	11 552,46	12 014,56	12 495,14
	Shop 2	200	10 814,88	10 814,88	11 247,48	11 697,38
	Shop 3	235,3 6	14 173,20	14 173,20	14 740,12	15 329,73
25 Kerk Street						
	Shop 1 & 2	145,2	17 844,56	17 844,56	18 558,34	19 300,67
	Shop 3	228,2 5	2 244,08	2 244,08	2 333,85	2 427,20
	Shop 4	38,72	16 559,75	16 559,75	17 222,14	17 911,03
	Shop 5	32,61	14 387,47	14 387,47	14 962,97	15 561,49
	Shop 6	225,6	6 099,59	6 099,59	6 343,57	6 597,32
	Shop 7	159,7 2	4 907,25	4 907,25	5 103,54	5 307,68

City of Johannesburg Council 2021-03-24/25

COJ : MAYORAL COMMITTEE 2021-03-16

JOHANNESBURG SOCIAL HOUSING COMPANY (SOC) LTD

	Shop 8	68,2	31 849,83	31 849,83	33 123,82	34 448,77
	Outdoor Advert Site	41,18	15 526,76	15 526,76	16 147,83	16 793,74
16 Wolmarans (283)						
	Shop 01		6 279,05	6 279,05	6 530,21	6 791,42
	Shop 03		6 444,59	6 444,59	6 702,37	6 970,47
	Shop 04		5 441,08	5 441,08	5 658,72	5 885,07
	Shop 05		2 728,53	2 728,53	2 837,67	2 951,18
AA House Retail		Rate m2				
	Shop 1	221,6 5	11 713,19	11 713,19	12 181,72	12 668,99
	Shop 2	211,8	18 480,91	18 480,91	19 220,15	19 988,96
	Shop 3	211,8	22 125,04	22 125,04	23 010,04	23 930,44
	Shop 4	211,8	22 125,04	22 125,04	23 010,04	23 930,44
	Shop 5	211,8	27 330,94	27 330,94	28 424,17	29 561,14
	Shop 6	211,8	15 617,67	15 617,67	16 242,38	16 892,07
	Shop 7	211,8	27 591,22	27 591,22	28 694,87	29 842,66
	Shop 8	211,8	20 042,68	20 042,68	20 844,38	21 678,16
	Shop 9	211,8	20 042,68	20 042,68	20 844,38	21 678,16
	Shop 10	211,8	26 029,46	26 029,46	27 070,64	28 153,46
	Shop 11	211,8	24 845,12	24 845,12	25 838,92	26 872,48