

COJ : MAYORAL COMMITTEE 2019-03-06

**JOHANNESBURG SOCIAL HOUSING COMPANY**

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**102 AMENDMENT OF TARIFF OF CHARGES IN  
RESPECT OF RENTALS FOR COUNCIL  
OWNED RESIDENTIAL STOCK  
ADMINISTERED BY THE  
JOHANNESBURG SOCIAL HOUSING  
COMPANY**

**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 seek approval for certain tariff charges for rental services on properties managed by JOSHCO. Council approval is thus sought for the tariffs proposed under item 4 below for the 2018/19 financial year that would be effective from 1<sup>st</sup> July 2019.

**3 BACKGROUND**

JOSHCO intends to increase the rental tariffs for all residential accommodation and rental tariffs for commercial tenants by an average of 10%.

**4 DISCUSSION**

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

Outlined below are detailed rental tariff proposals for 2019/20:

**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. The historic and the projected financial implications are as follows:

**7 COMMUNICATIONS IMPLICATIONS**

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

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8 OTHER BODIES CONSULTED

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

City of Johannesburg Council 2019-03-14/15

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**JOHANNESBURG SOCIAL HOUSING COMPANY****IT IS RECOMMENDED**

*1That, 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 2018 its Tariff Charges Rental Services.*

<i>Estate Details</i>	<i>Typology</i>	<i>Avg.m2</i>	<i>2018/2019</i>	<i>2019/2020</i>	<i>2020/2021`</i>	<i>2021/2022</i>
<b>Kliptown Square</b>						
<b>Subsidized Bachelor</b>		<b>30,70</b>	<b>1363,25</b>	<b>1 436,87</b>	<b>1</b>	
<b>514,46</b>	<b>1596,24</b>					
<b>1 Bedroom</b>	<b>34,55</b>	<b>1526,94</b>	<b>1 609,39</b>	<b>1 696,30</b>		
<b>1787,90</b>						
<b>1 Bedroom</b>	<b>39,20</b>	<b>1730,66</b>	<b>1 824,12</b>	<b>1 922,62</b>		
<b>2026,44</b>						
<b>2 Bedroom</b>	<b>41,71</b>	<b>1909,6</b>	<b>2 012,72</b>	<b>2 121,41</b>		
<b>2235,96</b>						
<b>2 Bedroom</b>	<b>43,98</b>	<b>2021,53</b>	<b>2 130,69</b>	<b>2 245,75</b>		
<b>2367,02</b>						
<b>2 Bedroom Large (Existing Tenants)</b>			<b>58,48</b>	<b>2569,6</b>	<b>2</b>	
<b>708,36</b>	<b>2 854,61</b>	<b>3008,76</b>				
<b>2 Bedroom Loft (Existing Tenants)</b>			<b>60,40</b>	<b>2643,03</b>	<b>2</b>	
<b>785,75</b>	<b>2 936,18</b>	<b>3094,74</b>				
<b>Unsubsidized Bachelor</b>		<b>30,70</b>	<b>2335,55</b>	<b>2 461,67</b>	<b>2</b>	
<b>594,60</b>	<b>2734,71</b>					
<b>1 Bedroom</b>	<b>34,55</b>	<b>2617,31</b>	<b>2 758,64</b>	<b>2 907,61</b>		
<b>3064,62</b>						
<b>1 Bedroom</b>	<b>39,20</b>	<b>2966,41</b>	<b>3 126,60</b>	<b>3 295,43</b>		
<b>3473,39</b>						
<b>2 Bedroom</b>	<b>41,71</b>	<b>3271,39</b>	<b>3 448,05</b>	<b>3 634,24</b>		
<b>3830,49</b>						
<b>2 Bedroom</b>	<b>43,98</b>	<b>3465,72</b>	<b>3 652,87</b>	<b>3 850,12</b>		
<b>4058,03</b>						
<b>2 Bedroom Large (New Tenants &amp; Existing Unsubsidised)</b>					<b>58,48</b>	
<b>3639,81</b>	<b>3 836,36</b>	<b>4 043,52</b>	<b>4261,87</b>			
<b>2 Bedroom Loft (New Tenants &amp; Existing Unsubsidised)</b>					<b>60,40</b>	
<b>3759,31</b>	<b>3 962,31</b>	<b>4 176,28</b>	<b>4401,80</b>			
<b>Live Work</b>	<b>60,40</b>	<b>4399,2</b>	<b>4 636,76</b>	<b>4 887,14</b>		
<b>5151,05</b>						
<b>Kliptown Golf Course</b>						
<b>1 Bedroom Duplex</b>	<b>379,31</b>	<b>399,79</b>	<b>421,38</b>	<b>435,00</b>		
<b>1 Bedroom Simplex</b>	<b>426,73</b>	<b>449,77</b>	<b>474,06</b>	<b>489,00</b>		
<b>2 Bedroom Duplex</b>	<b>521,56</b>	<b>549,72</b>	<b>579,41</b>	<b>598,00</b>		
<b>2 Bedroom Simplex</b>	<b>568,97</b>	<b>599,69</b>	<b>632,08</b>	<b>652,00</b>		
<b>2 Bedroom Duplex Loft</b>	<b>734,92</b>	<b>774,61</b>	<b>816,43</b>	<b>843,00</b>		

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<b>City Deep Hostel (Converted units) 1 Bedroom</b>					<b>31,00</b>
1466,99	1 546,21	1 629,70	1717,71		
1 Bedroom	34,00	1516,79	1 598,70		1 685,03
1776,02					
2 Bedroom	38,00	1641,85	1 730,51		1 823,96
1922,45					
2 Bedroom	39,00	1682,66	1 773,52		1 869,29
1970,24					
2 Bedroom	40,00	1725,89	1 819,09		1 917,32
2020,85					
2 Bedroom	45,00	1941,39	2 046,23		2 156,72
2273,18					
2 Bedroom	50,00	2157,24	2 273,73		2 396,51
2525,92					
2 Bedroom	57,00	2443,06	2 574,99		2 714,03
2860,59					
2 Bedroom	63,00	2717,6	2 864,35		3 019,03
3182,05					
2 Bedroom	69,00	2977,04	3 137,80		3 307,24
3485,83					
3 Bedroom	73,00	3149,46	3 319,53		3 498,79
3687,72					
3 Bedroom	54,50	2443,06	2 574,99		2 714,03
2860,59					
<b>City Deep Flats Bachelor</b>		<b>28,60</b>	<b>995,85</b>		<b>1 049,63</b>
1 106,31	1166,05				
Bachelor	35,49	1230,75	1 297,21		1 367,26
1441,09					
Bachelor	37,42	1263,13	1 331,34		1 403,23
1479,01					
Bachelor Duplex		59,00	1295,52	1 365,48	1
439,21	1516,93				
Bachelor Duplex		61,00	1327,91	1 399,62	1
475,20	1554,86				
Bachelor Duplex		67,00	1376,49	1 450,82	1
529,16	1611,74				
1 Bedroom	47,00	1781,35	1 877,54		1 978,93
2085,79					
1 Bedroom	50,00	1862,32	1 962,89		2 068,88
2180,60					
1 Bedroom	52,51	1878,51	1 979,95		2 086,87
2199,56					
2 Bedroom	54,00	2064,74	2 176,24		2 293,75
2417,62					
2 Bedroom	57,00	2145,71	2 261,58		2 383,70
2512,42					
2 Bedroom	58,00	2186,21	2 304,27		2 428,70
2559,85					
2 Bedroom	50,00	2194,3	2 312,79		2 437,68
2569,32					

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<b>2 Bedroom</b>	<b>60,00</b>	<b>2267,17</b>	<b>2 389,60</b>	<b>2 518,64</b>
<b>2654,64</b>				
<b>2 Bedroom</b>	<b>62,33</b>	<b>2307,65</b>	<b>2 432,26</b>	<b>2 563,61</b>
<b>2702,04</b>				
<b>2 Bedroom</b>	<b>63,99</b>	<b>2348,14</b>	<b>2 474,94</b>	<b>2 608,59</b>
<b>2749,45</b>				
<b>2 Bedroom</b>	<b>70,70</b>	<b>2429,11</b>	<b>2 560,28</b>	<b>2 698,54</b>
<b>2844,26</b>				
<b>2 Bedroom</b>	<b>72,00</b>	<b>2752,97</b>	<b>2 901,63</b>	<b>3 058,32</b>
<b>3223,47</b>				
<b>2 Bedroom</b>	<b>62,00</b>	<b>3076,87</b>	<b>3 243,02</b>	<b>3 418,14</b>
<b>3602,72</b>				
<b>2 Bedroom</b>	<b>62,00</b>	<b>3157,84</b>	<b>3 328,36</b>	<b>3 508,09</b>
<b>3697,53</b>				
<b>3 Bedroom</b>	<b>73,00</b>	<b>2914,92</b>	<b>3 072,33</b>	<b>3 238,23</b>
<b>3413,10</b>				
<b>3 Bedroom</b>	<b>91,41</b>	<b>3400,75</b>	<b>3 584,39</b>	<b>3 777,95</b>
<b>3981,96</b>				
<b>3 Bedroom</b>	<b>109,79</b>	<b>3562,69</b>	<b>3 755,08</b>	<b>3 957,85</b>
<b>4171,57</b>				
<b>City Deep (New) 1 Bedroom</b>	<b>948,6</b>		<b>999,82</b>	<b>1 053,81</b>
<b>2 Bedroom</b>	<b>2108</b>	<b>2 221,83</b>	<b>2 341,81</b>	<b>2000,00</b>
<b>Communal Room COJ Employee (Subsidised Bed)</b>	<b>1070,48</b>			<b>1 128,29</b>
<b>1 189,21</b>	<b>1253,43</b>			
<b>Unsubsidised Bed (Hostels)</b>	<b>473,21</b>		<b>498,76</b>	<b>525,70</b>
<b>554,08</b>				
<b>Chelsea Room</b>	<b>12,00</b>	<b>913,03</b>	<b>962,33</b>	<b>1 014,30</b>
<b>1069,07</b>				
<b>Room</b>	<b>16,00</b>	<b>996,02</b>	<b>1 049,81</b>	<b>1 106,49</b>
<b>Room</b>	<b>20,00</b>	<b>1079,03</b>	<b>1 137,30</b>	<b>1 198,71</b>
<b>1263,44</b>				
<b>Double Room</b>	<b>28,00</b>	<b>1328,05</b>	<b>1 399,76</b>	<b>1</b>
<b>475,35</b>	<b>1555,02</b>			
<b>Roodepoort</b>				
<b>Income R3000 to R4699 (Existing tenants) 1 Bedroom</b>				<b>36,00</b>
<b>1027,92</b>	<b>1 083,43</b>	<b>1 141,93</b>	<b>975,26</b>	
<b>Income R 3000 to R3500 (New tenants) 1 Bedroom</b>				<b>36,00</b>
<b>1027,92</b>	<b>1 083,43</b>	<b>1 141,93</b>	<b>975,26</b>	
<b>Income R4700 to R5339 (Existing tenants) 1 Bedroom</b>				<b>36,00</b>
<b>2704,66</b>	<b>2 850,71</b>	<b>3 004,65</b>	<b>2566,09</b>	
<b>Income R5340 to R7500 (Existing tenants) 1 Bedroom</b>				<b>36,00</b>
<b>1875,75</b>	<b>1 977,04</b>	<b>2 083,80</b>	<b>1779,65</b>	
<b>Income R6780 to R7500 (New tenants) 1 Bedroom</b>				<b>36,00</b>
<b>1875,75</b>	<b>1 977,04</b>	<b>2 083,80</b>	<b>1779,65</b>	
<b>Income R6200 to R 6900 (Existing tenants) 2 Bedroom</b>				<b>45,00</b>
<b>2175,88</b>	<b>2 293,38</b>	<b>2 417,22</b>	<b>2064,40</b>	
<b>Income R6800 to R 7500 (New tenants) 2 Bedroom</b>				<b>45,00</b>
<b>2175,88</b>	<b>2 293,38</b>	<b>2 417,22</b>	<b>2064,40</b>	

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<b>Income R6901 to R7500 (Existing tenants) 2 Bedroom</b>				<b>45,00</b>
2475,98	2 609,68	2 750,61	2349,13	
<b>Income above R7500 (Existing tenants) 2 Bedroom</b>				<b>45,00</b>
3901,55	4 112,23	4 334,29	3701,66	
<b>Pennyville</b>				
<b>Per Unit 3 Rooms</b>	<b>35,00</b>	<b>1058,77</b>	<b>1 115,94</b>	<b>1</b>
176,20	1239,72			
<b>Per Unit (COJ Hostel Employees) 3 Rooms</b>			<b>35,00</b>	<b>1070,47</b>
128,28	1 189,20	1253,42		1
<b>Per Room 3 Families Sharing Room</b>			<b>9,00</b>	<b>401,05</b>
422,71	445,53	469,59		
<b>Per Room 2 Families Sharing Room</b>			<b>18,00</b>	<b>561,48</b>
591,80	623,76	657,44		
<b>Family Unit 2 Bedroom Flat</b>		<b>42,00</b>	<b>2250,9</b>	<b>2</b>
372,45	2 500,56	2635,59		
<b>Alexandra Far East Bank</b>				
<b>Income up to R3500 Room 615</b>		<b>648,21</b>	<b>683,21</b>	<b>720,11</b>
<b>Income above R3500 Room 615</b>		<b>648,21</b>	<b>683,21</b>	<b>720,11</b>
<b>Creche</b>	<b>4157,2</b>	<b>4 381,69</b>	<b>4 618,30</b>	<b>4867,69</b>
<b>La Rosabel Room 12.00-12.94</b>	<b>1073,86</b>	<b>1 131,85</b>	<b>1 192,97</b>	
1257,39				
<b>Room 14.00-14.92</b>	<b>1145,45</b>	<b>1 207,30</b>	<b>1 272,50</b>	<b>1341,21</b>
<b>Room 15.22-17.88</b>	<b>1217,05</b>	<b>1 282,77</b>	<b>1 352,04</b>	<b>1425,05</b>
<b>Room 18.00-18.75</b>	<b>1288,63</b>	<b>1 358,22</b>	<b>1 431,56</b>	<b>1508,86</b>
<b>Room</b>	<b>33,34</b>	<b>1431,82</b>	<b>1 509,14</b>	<b>1 590,63</b>
1676,53				
<b>Bellavista New 2 Bedroom</b>	<b>45,00</b>	<b>3421,21</b>	<b>3 605,96</b>	
3 800,68	4005,91			
<b>Citrene Court 2 Bedroom Flat</b>		<b>52,00</b>	<b>3338,85</b>	<b>3</b>
519,15	3 709,18	3909,48		
<b>2 Bedroom Flat</b>	<b>55,00</b>	<b>3605,94</b>	<b>3 800,66</b>	<b>4</b>
005,90	4222,21			
<b>3 Bedroom Flat</b>	<b>70,00</b>	<b>4031,34</b>	<b>4 249,03</b>	<b>4</b>
478,48	4720,32			
<b>Orlando Converted 1 Bedroom</b>		<b>28,08</b>	<b>1195,97</b>	<b>1</b>
260,55	1 328,62	1400,37		
<b>1 Bedroom</b>	<b>33,24</b>	<b>1409,52</b>	<b>1 485,63</b>	<b>1 565,86</b>
1650,41				
<b>1 Bedroom</b>	<b>43,28</b>	<b>1836,65</b>	<b>1 935,83</b>	<b>2 040,36</b>
2150,54				
<b>2 Bedroom</b>	<b>38,25</b>	<b>1950,54</b>	<b>2 055,87</b>	<b>2 166,89</b>
2283,90				
<b>2 Bedroom</b>	<b>60,36</b>	<b>2562,77</b>	<b>2 701,16</b>	<b>2 847,02</b>
3000,76				

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<b>Orlando (Phase 2) 2 Bedroom</b>			<b>50,00</b>	<b>2455,61</b>	<b>2</b>
<b>588,21</b>	<b>2 727,98</b>	<b>2875,29</b>			
<b>2 Bedroom</b>	<b>51,00</b>	<b>2504,72</b>	<b>2 639,97</b>	<b>2 782,53</b>	
<b>2932,79</b>					
<b>2 Bedroom</b>	<b>52,00</b>	<b>2553,83</b>	<b>2 691,74</b>	<b>2 837,09</b>	
<b>2990,29</b>					
<b>2 Bedroom</b>	<b>53,00</b>	<b>2602,95</b>	<b>2 743,51</b>	<b>2 891,66</b>	
<b>3047,81</b>					
<b>2 Bedroom</b>	<b>57,00</b>	<b>2799,39</b>	<b>2 950,56</b>	<b>3 109,89</b>	
<b>3277,82</b>					
<b>2 Bedroom</b>	<b>68,00</b>	<b>3339,63</b>	<b>3 519,97</b>	<b>3 710,05</b>	
<b>3910,39</b>					
<b>1 Bedroom</b>	<b>31,00</b>	<b>1674,28</b>	<b>1 764,69</b>	<b>1 859,98</b>	
<b>1960,42</b>					
<b>1 Bedroom</b>	<b>32,00</b>	<b>1714,46</b>	<b>1 807,04</b>	<b>1 904,62</b>	
<b>2007,47</b>					
<b>1 Bedroom</b>	<b>33,00</b>	<b>1768,04</b>	<b>1 863,51</b>	<b>1 964,14</b>	
<b>2070,21</b>					
<b>1 Bedroom:Paraplegic</b>		<b>50,00</b>	<b>2009,13</b>	<b>2 117,62</b>	<b>2</b>
<b>231,97</b>	<b>2352,50</b>				
<b>1 Bedroom:Paraplegic</b>		<b>51,00</b>	<b>2049,32</b>	<b>2 159,98</b>	<b>2</b>
<b>276,62</b>	<b>2399,56</b>				
<b>1 Bedroom:Paraplegic</b>		<b>52,00</b>	<b>2089,5</b>	<b>2 202,33</b>	<b>2</b>
<b>321,26</b>	<b>2446,61</b>				
<b>1 Bedroom:Paraplegic</b>		<b>53,00</b>	<b>2129,68</b>	<b>2 244,68</b>	<b>2</b>
<b>365,90</b>	<b>2493,65</b>				
<b>Batchelor</b>	<b>22,00</b>	<b>1227,8</b>	<b>1 294,10</b>	<b>1 363,98</b>	
<b>1437,64</b>					
<b>Europa House Rooms</b>		<b>12,00</b>	<b>937,6</b>	<b>988,23</b>	<b>1</b>
<b>041,59</b>	<b>1097,84</b>				
<b>Rooms</b>	<b>13,00</b>	<b>1015,73</b>	<b>1 070,58</b>	<b>1 128,39</b>	
<b>1189,32</b>					
<b>Rooms</b>	<b>15,00</b>	<b>1172</b>	<b>1 235,29</b>	<b>1 301,99</b>	<b>1372,30</b>
<b>Rooms</b>	<b>16,00</b>	<b>1250,13</b>	<b>1 317,64</b>	<b>1 388,79</b>	
<b>1463,78</b>					
<b>Rooms</b>	<b>17,00</b>	<b>1328,26</b>	<b>1 399,99</b>	<b>1 475,59</b>	
<b>1555,27</b>					
<b>Rooms</b>	<b>18,00</b>	<b>1406,39</b>	<b>1 482,34</b>	<b>1 562,38</b>	
<b>1646,75</b>					
<b>Rooms</b>	<b>19,00</b>	<b>1484,53</b>	<b>1 564,69</b>	<b>1 649,19</b>	
<b>1738,24</b>					
<b>Rooms</b>	<b>20,00</b>	<b>1562,66</b>	<b>1 647,04</b>	<b>1 735,98</b>	
<b>1829,73</b>					
<b>Rooms</b>	<b>21,00</b>	<b>1640,79</b>	<b>1 729,39</b>	<b>1 822,78</b>	
<b>1921,21</b>					
<b>Rooms</b>	<b>22,00</b>	<b>1718,93</b>	<b>1 811,75</b>	<b>1 909,59</b>	
<b>2012,70</b>					
<b>Raschers Room</b>		<b>12,20</b>	<b>418,02</b>	<b>440,59</b>	
<b>464,39</b>	<b>489,46</b>				

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<i>Room</i>	13,40	830,03	874,85	922,09	971,89
<i>Room</i>	14,40	905,49	954,39	1 005,92	
1060,24					
<i>Room</i>	15,40	980,94	1 033,91	1 089,74	1 148,59
<i>Double Room</i>		32,30	1 056,4	1 113,45	1 173,57
1236,94					
<i>Antea Converted Units Bachelor</i>			25,00	1218,74	1
284,55	1 353,92	1427,03			
<i>1 Bedroom</i>		42,00	1675,77	1 766,26	1 861,64
1962,17					
<i>2 Bedroom</i>		60,00	2285,14	2 408,54	2 538,60
2675,68					
<i>3 Bedroom</i>	2742,17	2 890,25	3 046,32	3210,82	
<i>MBV Room</i>	11,00	811,23	855,04	901,21	
949,87					
<i>Room</i>	14,00	878,83	926,29	976,31	
1029,03					
<i>Room</i>	16,00	946,43	997,54	1 051,40	
1108,18					
<i>Room</i>	17,00	1014,02	1 068,78	1 126,49	
1187,32					
<i>Room</i>	20,00	1081,63	1 140,04	1 201,60	
1266,49					
<i>Room</i>	23,00	1149,23	1 211,29	1 276,70	
1345,64					
<i>Room</i>	26,00	1216,84	1 282,55	1 351,81	
1424,80					
<i>Room</i>	29,00	1284,44	1 353,80	1 426,90	
1503,96					
<i>Room</i>	32,00	1352,04	1 425,05	1 502,00	
1583,11					
<i>Room</i>	36,00	1622,44	1 710,05	1 802,39	
1899,72					
<i>Room</i>	38,50	1757,66	1 852,57	1 952,61	
2058,05					
<i>Room</i>	40,00	1825,26	1 923,82	2 027,71	
2137,21					
<i>Room</i>	44,50	2028,06	2 137,58	2 253,00	
2374,67					
<i>Room</i>	51,00	2163,27	2 280,09	2 403,21	
2532,98					
<i>Room</i>	60,00	2704,08	2 850,10	3 004,01	
3166,22					
<i>Casa Mia Room</i>		14,99	1014,03	1 068,79	1
126,50	1187,33				
<i>Room</i>	15,00	1081,63	1 140,04	1 201,60	
1266,49					
<i>Room</i>	16,17	1095,15	1 154,29	1 216,62	



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**JOHANNESBURG SOCIAL HOUSING COMPANY**

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1282,32					
Room	17,42	1216,84	1 282,55	1 351,81	
1424,80					
Room	21,83	1487,24	1 567,55	1 652,20	
1741,42					
Studio Flat	16,69	1352,04	1 425,05	1	
502,00 1583,11					
Studio Flat	17,00	1433,16	1 510,55	1	
592,12 1678,09					
Studio Flat	18,72	1514,29	1 596,06	1	
682,25 1773,09					
Studio Flat	19,90	1622,45	1 710,06	1	
802,41 1899,74					
Studio Communal Bath		20,16	1487,24	1 567,55	1
652,20 1741,42					
Bachelor Communal Bath		18,00	1270,92	1 339,55	
1 411,89 1488,13					
Bachelor Communal Bath		19,00	1352,04	1 425,05	
1 502,00 1583,11					
Bachelor Communal Bath		21,00	1419,64	1 496,30	
1 577,10 1662,26					
Bachelor Communal Bath		23,12	1487,24	1 567,55	
1 652,20 1741,42					
Bachelor Communal Bath		32,76	2163,27	2 280,09	
2 403,21 2532,98					
Bachelor Flat	20,16	1649,49	1 738,56	1	
832,44 1931,40					
Bachelor Flat	21,88	1771,17	1 866,81	1	
967,62 2073,87					
Bachelor Flat	22,00	1838,78	1 938,07	2	
042,73 2153,04					
Bachelor Flat	23,00	1946,94	2 052,07	2	
162,89 2279,68					
Bachelor Flat	24,00	2014,54	2 123,33	2	
237,98 2358,84					
Bachelor Flat	25,00	2082,14	2 194,58	2	
313,08 2437,99					
Bachelor Flat	26,00	2163,27	2 280,09	2	
403,21 2532,98					
Bachelor Flat	30,00	2501,28	2 636,35	2	
778,71 2928,76					
Bachelor Flat	59,03	4056,12	4 275,15	4	
506,01 4749,33					
1 Bedroom Communal Bath		36,84	2487,76	2	
622,10 2 763,69 2912,93					
1 Bedroom Communal Bath		40,60	2704,08	2	
850,10 3 004,01 3166,22					
1 Bedroom Flat	35,20	2839,29	2 992,61	3	
154,21 3324,54					
1 Bedroom Flat	39,86	3244,9	3 420,12	3	
604,81 3799,47					

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**JOHANNESBURG SOCIAL HOUSING COMPANY**

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<b>1 Bedroom Flat</b> 649,87 3846,96	<b>40,00</b>	<b>3285,46</b>	<b>3 462,87</b>	<b>3</b>
<b>1 Bedroom Flat</b> 845,12 4052,76	<b>51,20</b>	<b>3461,22</b>	<b>3 648,13</b>	<b>3</b>
<b>2 Bedroom Communal Bath</b> 534,13 3 724,97 3926,12		<b>49,70</b>	<b>3353,06</b>	<b>3</b>
<b>2 Bedroom Flat</b> 980,31 4195,25	<b>47,97</b>	<b>3582,91</b>	<b>3 776,39</b>	<b>3</b>
<b>2 Bedroom Flat</b> 941,59 5208,43	<b>54,81</b>	<b>4448,21</b>	<b>4 688,41</b>	<b>4</b>
<b>2 Bedroom Flat</b> 956,61 5224,26	<b>59,03</b>	<b>4461,73</b>	<b>4 702,66</b>	<b>4</b>
<b>AA House Rooms</b> 842,24 887,72	<b>12,00</b>	<b>758,15</b>	<b>799,09</b>	
<b>Rooms</b> 961,70	<b>13,00</b>	<b>821,33</b>	<b>865,68</b>	<b>912,43</b>
<b>Rooms</b> 1035,68	<b>14,00</b>	<b>884,51</b>	<b>932,27</b>	<b>982,62</b>
<b>Rooms</b> 1109,66	<b>15,00</b>	<b>947,69</b>	<b>998,87</b>	<b>1 052,80</b>
<b>Rooms</b> 1179,58	<b>16,00</b>	<b>1007,41</b>	<b>1 061,81</b>	<b>1 119,15</b>
<b>Rooms</b> 1257,61	<b>17,00</b>	<b>1074,05</b>	<b>1 132,05</b>	<b>1 193,18</b>
<b>Rooms</b> 1331,59	<b>18,00</b>	<b>1137,23</b>	<b>1 198,64</b>	<b>1 263,37</b>
<b>Rooms</b> 1405,57	<b>19,00</b>	<b>1200,41</b>	<b>1 265,23</b>	<b>1 333,55</b>
<b>Rooms</b> 1479,54	<b>20,00</b>	<b>1263,59</b>	<b>1 331,82</b>	<b>1 403,74</b>
<b>Rooms</b> 1701,48	<b>23,00</b>	<b>1453,13</b>	<b>1 531,60</b>	<b>1 614,31</b>
<b>Bachelor Flat</b> 614,31 1701,48	<b>15,00</b>	<b>1453,13</b>	<b>1 531,60</b>	<b>1</b>
<b>Bachelor Flat</b> 712,57 1805,04	<b>17,00</b>	<b>1541,58</b>	<b>1 624,83</b>	<b>1</b>
<b>Bachelor Flat</b> 782,75 1879,02	<b>18,00</b>	<b>1604,76</b>	<b>1 691,42</b>	<b>1</b>
<b>Bachelor Flat</b> 923,13 2026,98	<b>20,00</b>	<b>1731,12</b>	<b>1 824,60</b>	<b>1</b>
<b>Bachelor Flat</b> 993,32 2100,96	<b>21,00</b>	<b>1794,3</b>	<b>1 891,19</b>	<b>1</b>
<b>Bachelor Flat</b> 063,50 2174,93	<b>22,00</b>	<b>1857,48</b>	<b>1 957,78</b>	<b>2</b>
<b>Bachelor Flat</b> 133,69 2248,91	<b>23,00</b>	<b>1920,66</b>	<b>2 024,38</b>	<b>2</b>
<b>Bachelor Flat</b> 667,11 2811,13	<b>33,00</b>	<b>2400,82</b>	<b>2 530,46</b>	<b>2</b>
<b>Bachelor Flat</b> 947,86 3107,04	<b>35,00</b>	<b>2653,54</b>	<b>2 796,83</b>	<b>2</b>

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<b>1 Bedrooms Flat</b>	<b>18,00</b>	<b>1604,76</b>	<b>1 691,42</b>	<b>1</b>
<b>782,75 1879,02</b>				
<b>1 Bedrooms Flat</b>	<b>38,00</b>	<b>2906,26</b>	<b>3 063,20</b>	<b>3</b>
<b>228,61 3402,96</b>				
<b>2 Bedroom Flat</b>	<b>60,00</b>	<b>4548,92</b>	<b>4 794,56</b>	<b>5</b>
<b>053,47 5326,36</b>				
<b>Fleurhof</b>				
<b>Income to R3500 1 Bedroom</b>		<b>35,00</b>	<b>845,84</b>	
<b>891,52 939,66 802,50</b>				
<b>Income to R7500 2 Bedroom</b>		<b>40,00</b>	<b>2255,56</b>	<b>2</b>
<b>377,36 2 505,74 2140,00</b>				
<b>Selby Hostel 1 Bedroom</b>				
	<b>27,00</b>	<b>1254,03</b>	<b>1 321,75</b>	
<b>1 393,12 1468,35</b>				
<b>1 Bedroom</b>	<b>28,00</b>	<b>1313,75</b>	<b>1 384,69</b>	<b>1 459,47</b>
<b>1538,28</b>				
<b>1 Bedroom</b>	<b>29,00</b>	<b>1373,47</b>	<b>1 447,64</b>	<b>1 525,81</b>
<b>1608,20</b>				
<b>1 Bedroom</b>	<b>30,00</b>	<b>1433,18</b>	<b>1 510,57</b>	<b>1 592,14</b>
<b>1678,12</b>				
<b>1 Bedroom</b>	<b>33,00</b>	<b>1552,61</b>	<b>1 636,45</b>	<b>1 724,82</b>
<b>1817,96</b>				
<b>2 Bedroom</b>	<b>36,00</b>	<b>1910,91</b>	<b>2 014,10</b>	<b>2 122,86</b>
<b>2237,49</b>				
<b>2 Bedroom</b>	<b>39,00</b>	<b>2030,34</b>	<b>2 139,98</b>	<b>2 255,54</b>
<b>2377,34</b>				
<b>2 Bedroom</b>	<b>41,00</b>	<b>2149,77</b>	<b>2 265,86</b>	<b>2 388,21</b>
<b>2517,18</b>				
<b>2 Bedroom</b>	<b>42,00</b>	<b>2209,49</b>	<b>2 328,80</b>	<b>2 454,56</b>
<b>2587,10</b>				
<b>2 Bedroom</b>	<b>43,00</b>	<b>2269,21</b>	<b>2 391,75</b>	<b>2 520,90</b>
<b>2657,03</b>				
<b>2 Bedroom</b>	<b>44,00</b>	<b>2328,92</b>	<b>2 454,68</b>	<b>2 587,23</b>
<b>2726,95</b>				
<b>2 Bedroom</b>	<b>45,00</b>	<b>2388,64</b>	<b>2 517,63</b>	<b>2 653,58</b>
<b>2796,87</b>				
<b>2 Bedroom</b>	<b>50,00</b>	<b>2627,5</b>	<b>2 769,39</b>	<b>2 918,93</b>
<b>3076,55</b>				
<b>Rooms</b>	<b>10,00</b>	<b>737,8</b>	<b>777,64</b>	<b>819,63 863,89</b>
<b>Rooms</b>	<b>15,00</b>	<b>790,5</b>	<b>833,19</b>	<b>878,18 925,60</b>
<b>Public Hostels 2 Bedroom (Income Below R4500) 790,5</b>				
<b>750,00 750,00 750,00</b>				
<b>2 Bedroom (Income 4501 - 5500)</b>		<b>895,9</b>	<b>850,00</b>	<b>850,00</b>
<b>850,00</b>				
<b>2 Bedroom (Income 5501 - 6500)</b>		<b>1001,3</b>	<b>950,00</b>	<b>950,00</b>
<b>950,00</b>				
<b>2 Bedroom (Income 6501 - 7500)</b>		<b>1106,7</b>	<b>1 050,00</b>	<b>1 050,00</b>
<b>1050,00</b>				
<b>2 Bedroom (Income 7501 - 8500)</b>		<b>1212,1</b>	<b>1 150,00</b>	<b>1 150,00</b>

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**JOHANNESBURG SOCIAL HOUSING COMPANY**

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1150,00				
2 Bedroom (Income 8501 - 9500)	1317,5	1 250,00	1 250,00	
1250,00				
2 Bedroom (Income 9501 - 10500)	1422,9	1 350,00	1 350,00	
1350,00				
2 Bedroom (Income 10501 - 11500)	1528,3	1 450,00	1	
450,00 1450,00				
2 Bedroom (Income 11501 - 12500)	1633,7	1 550,00	1	
550,00 1550,00				
2 Bedroom (Income 12501 - 13500)	1739,1	1 650,00	1	
650,00 1650,00				
2 Bedroom (Income 13501 - 14500)	1844,5	1 750,00	1	
750,00 1750,00				
2 Bedroom (Income 14501 - 15000)	1949,9	1 850,00	1	
850,00 1850,00				
<b>Devland 1 Bedroom</b>	<b>36,00</b>	<b>802,50</b>		
845,84 891,51 939,65				
1 Bedroom	38,00	900,00		
948,60 999,82 1053,81				
2 Bedroom	42,00	2 140,00	2 255,56	2
377,36 2505,74				
2 Bedroom	48,00	2 800,00	2 951,20	3
110,56 3278,54				
<b>Nederberg 1 Bedroom</b>	<b>22,00</b>	<b>1 800,00</b>		<b>1</b>
897,20 1 999,65 2107,63				
<b>Hoek Street 1 Bedroom 12 1020</b>	<b>1 075,08</b>	<b>1 133,13</b>	<b>1194,32</b>	
13 1105	1 164,67	1 227,56	1293,85	
14 1190	1 254,26	1 321,99	1393,38	
15 1275	1 343,85	1 416,42	1492,90	
16 1360	1 433,44	1 510,85	1592,43	
17 1445	1 523,03	1 605,27	1691,96	
18 1530	1 612,62	1 699,70	1791,49	
19 1615	1 702,21	1 794,13	1891,01	
20 1700	1 791,80	1 888,56	1990,54	
21 1785	1 881,39	1 982,99	2090,07	
23 1955	2 060,57	2 171,84	2289,12	
24 2040	2 150,16	2 266,27	2388,65	
26 2132	2 247,13	2 368,47	2496,37	
29 2320	2 445,28	2 577,33	2716,50	
<b>Phoenix house room 11</b>	<b>758,88</b>	<b>799,86</b>	<b>843,05</b>	<b>888,58</b>
room 14	843,2	888,73	936,72	987,31
room 16	948,6	999,82	1 053,81	1110,72
room 19	1054	1 110,92	1 170,91	1234,13
room 20	1075,08	1 133,13	1 194,32	1258,82
room 21	1085,62	1 144,24	1 206,03	1271,16
room 23	1148,86	1 210,90	1 276,29	1345,21
room 25	1159,4	1 222,01	1 288,00	1357,55

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room 26 1212,1	1 277,55	1 346,54	1419,25
room 28 1222,64	1 288,66	1 358,25	1431,60
room 30 1264,8	1 333,10	1 405,09	1480,96
room 31 1275,34	1 344,21	1 416,80	1493,30
room 38 1475,6	1 555,28	1 639,27	1727,79

**Devland**

1 bedroom 35 660	695,64	733,20	772,80
1 bedroom 38 840	885,36	933,17	983,56
2 bedroom 42 1200	1 264,80	1 333,10	1405,09
1 bedroom 38 1400	1 475,60	1 555,28	1639,27
2 bedroom 42 1650	1 739,10	1 833,01	1931,99
2 bedroom 42 2200	2 318,80	2 444,02	2575,99
2 bedroom 48 2800	2 951,20	3 110,56	3278,54

Turfontein 1bed	34,40	870,00	
916,98	966,50	1018,69	
1bedroom	35,70	1 200,00	1
264,80	1 333,10	1405,09	
2 bedroom -1bc	43,50	1 500,00	1
581,00	1 666,37	1756,36	
2 bedroom	43,50	2 100,00	2
213,40	2 332,92	2458,90	
2 bedroom 1bc	46,70	3 500,00	3
689,00	3 888,21	4098,17	
2 bedroom	46,70	3 800,00	4
005,20	4 221,48	4449,44	
2 C bedroom 1bc	51,10	4 200,00	4
426,80	4 665,85	4917,80	
2 D bedroom	44,60	2 700,00	2
845,80	2 999,47	3161,44	
2 Ebedroom 1bc	44,60	3 100,00	3
267,40	3 443,84	3629,81	
communal	16,50	680,00	
716,72	755,42	796,22	

Textile Building 125 kerk street bachelor		21,20	1
680,00	1 770,72	1 866,34	1967,12
bachelor	24,00	1 920,00	2 023,68
132,96	2248,14		
bachelor	25,00	2 000,00	2 108,00
221,83	2341,81		
1 bedroom	32,00	2 624,00	2 765,70
915,04	3072,46		
1 bedroom	36,00	2 952,00	3 111,41
279,42	3456,51		
1 bedroom	39,00	3 198,00	3 370,69
552,71	3744,56		
1 bedroom	40,00	3 280,00	3 457,12

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<b>643,80</b>	<b>3840,57</b>					
<b>2 bedroom</b>		<b>47,00</b>	<b>3 948,00</b>	<b>4 161,19</b>	<b>4</b>	
<b>385,90</b>	<b>4622,73</b>					
<b>Diamond Building</b>	<b>123 Kerk street bachelor</b>			<b>30,00</b>	<b>2</b>	
<b>400,00</b>	<b>2 529,60</b>	<b>2 666,20</b>	<b>2810,17</b>			
<b>1 bedroom</b>		<b>36,00</b>	<b>2 952,00</b>	<b>3 111,41</b>	<b>3</b>	
<b>279,42</b>	<b>3456,51</b>					
<b>2 bedroom</b>		<b>36,00</b>	<b>3 024,00</b>	<b>3 187,30</b>	<b>3</b>	
<b>359,41</b>	<b>3540,82</b>					
<b>2 bedroom</b>		<b>37,00</b>	<b>3 108,00</b>	<b>3 275,83</b>	<b>3</b>	
<b>452,73</b>	<b>3639,17</b>					
<b>2 bedroom</b>		<b>39,00</b>	<b>3 276,00</b>	<b>3 452,90</b>	<b>3</b>	
<b>639,36</b>	<b>3835,89</b>					
<b>2 bedroom</b>		<b>42,00</b>	<b>3 528,00</b>	<b>3 718,51</b>	<b>3</b>	
<b>919,31</b>	<b>4130,95</b>					
<b>Housing Supervisor</b>						
<b>Parking Fee</b>						
<b>CasaMia</b>	<b>151,63</b>	<b>159,82</b>	<b>168,45</b>	<b>177,54</b>		
<b>Kliptown Square</b>	<b>160,42</b>	<b>169,08</b>	<b>178,21</b>	<b>187,84</b>		
<b>Roodepoort</b>	<b>160,42</b>	<b>169,08</b>	<b>178,21</b>	<b>187,84</b>		
<b>Fleurhof</b>	<b>179,15</b>	<b>188,82</b>	<b>199,02</b>	<b>209,77</b>		
<b>AA House</b>	<b>189,54</b>	<b>199,78</b>	<b>210,56</b>	<b>221,93</b>		
<b>Union Square:Retail Outdoor Advert Site</b>			<b>113,19</b>	<b>29 372,22</b>	<b>32</b>	
<b>309,44</b>	<b>35 540,39</b>	<b>39 094,42</b>				
<b>Shop 1</b>	<b>187,63</b>	<b>29 960,95</b>	<b>32 957,05</b>	<b>36 252,75</b>	<b>39</b>	
<b>878,02</b>						
<b>Shop 2</b>	<b>127,15</b>	<b>17 810,74</b>	<b>19 591,81</b>	<b>21 551,00</b>	<b>23</b>	
<b>706,09</b>						
<b>Shop 3</b>	<b>105,11</b>	<b>10 602,21</b>	<b>11 662,43</b>	<b>12 828,67</b>	<b>14</b>	
<b>111,54</b>						
<b>Shop 5</b>	<b>306,13</b>	<b>16 133,05</b>	<b>17 746,36</b>	<b>19 520,99</b>	<b>21</b>	
<b>473,09</b>						
<b>Shop 7</b>	<b>128,88</b>	<b>6 058,44</b>	<b>6 664,28</b>	<b>7 330,71</b>	<b>8</b>	
<b>063,78</b>						
<b>Shop 8</b>	<b>189,00</b>	<b>8 765,06</b>	<b>9 641,57</b>	<b>10 605,72</b>	<b>11</b>	
<b>666,29</b>						
<b>Shop 9</b>	<b>127,34</b>	<b>5 905,52</b>	<b>6 496,07</b>	<b>7 145,68</b>	<b>7</b>	
<b>860,25</b>						
<b>Shop 10</b>	<b>296,79</b>	<b>60 060,80</b>	<b>66 066,88</b>	<b>72 673,57</b>	<b>79</b>	
<b>940,92</b>						
<b>Albert Street:Retail Shop Face Outdoor Advert Site</b>				<b>45 763,63</b>	<b>52</b>	
<b>536,99</b>	<b>57 790,69</b>	<b>63 569,76</b>	<b>69 926,73</b>			
<b>Booyens Place</b>						
<b>Office 22</b>	<b>41,25</b>	<b>2 782,56</b>	<b>3 060,82</b>	<b>3 366,90</b>		
<b>3 703,59</b>						
<b>Shop 102</b>	<b>42,20</b>	<b>8 895,76</b>	<b>9 785,34</b>	<b>10 763,87</b>		

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**JOHANNESBURG SOCIAL HOUSING COMPANY**

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11 840,26					
Shop 104	49,23	14 269,32	15 696,25	17 265,88	
18 992,46					
Shop 105	82,50	5 912,94	6 504,23	7 154,66	
7 870,12					
Shop 106	74,90	6 631,35	7 294,49	8 023,93	
8 826,33					
Shop 107	67,20	8 782,77	9 661,05	10 627,15	
11 689,87					
Shop 109	124,11	15 959,06	17 554,97	19 310,46	
21 241,51					
Shop 110	41,05	4 110,34	4 521,37	4 973,51	
5 470,86					
Shop 112	26,57	3 080,53	3 388,58	3 727,44	
4 100,19					
106 Claim Street					
Shop 1	90,00	15 557,04	17 112,74	18 824,02	20
706,42					
Shop 2	90,00	32 821,56	36 103,72	39 714,09	43
685,50					
Shop 3	90,00	22 481,82	24 730,00	27 203,00	29
923,30					
Shop 4	90,00	29 786,04	32 764,64	36 041,11	39
645,22					
NBS					
Parking bays (100)	81 500,00	89 650,00	98 615,00	108 476,50	
Shop 1	89 016,01	97 917,61	107 709,37	118 480,31	
Shop 2	5 589,87	6 148,86	6 763,74	7 440,12	
Shop 3	116 475,84	128 123,42	140 935,77	155 029,34	
Shop 4	66 052,80	72 658,08	79 923,89	87 916,28	
Shop 5	9 938,38	10 932,22	12 025,44	13 227,98	
Shop 6	6 050,00	6 655,00	7 320,50	8 052,55	
Raschers					
Shop 1	150 4 743,00	5 217,30	5 739,03	6 312,93	
Shop 2	130 10 824,58	11 907,04	13 097,74	14 407,52	
Shop 3	130 101 120,76	111 232,84	122 356,12	134 591,73	
Shop 4	130,66 5 646,34	6 210,97	6 832,07	7 515,28	
23 Kerk Street					
Shop 1	213,64 9 907,77	10 898,55	11 988,40	13 187,24	
Shop 2	200 9 275,20	10 202,72	11 222,99	12 345,29	
Shop 3	235,36 12 155,40	13 370,94	14 708,03	16 178,84	
25 Kerk Street					
Shop 1 & 2	145,2 15 304,08	16 834,49	18 517,94	20 369,73	
Shop 3	228,25 1 924,60	2 117,06	2 328,77	2 561,64	
Shop 4	38,72 14 202,19	15 622,41	17 184,65	18 903,11	
Shop 5	32,61 12 339,17	13 573,09	14 930,40	16 423,44	
Shop 6	225,6 5 231,21	5 754,33	6 329,76	6 962,74	
Shop 7	159,72 4 208,62	4 629,48	5 092,43	5 601,67	
Shop 8	68,2 27 315,46	30 047,01	33 051,71	36 356,88	
Outdoor Advert Site	41,18 13 316,26	14 647,89	16 112,67	17 723,94	

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**16 Wolmarans (283)**

Shop 01	5 385,12	5 923,63	6 516,00	7 167,59
Shop 03	5 527,09	6 079,80	6 687,78	7 356,56
Shop 04	4 666,45	5 133,10	5 646,40	6 211,04
Shop 05	2 340,08	2 574,09	2 831,50	3 114,65

**AA House Retail Rate m2**

Shop 1	221,65	10 045,62	11 050,18	12 155,20	13370,7202
Shop 2	211,8	15 849,84	17 434,82	19 178,31	21 096,14
Shop 3	211,8	18 975,16	20 872,68	22 959,94	25 255,94
Shop 4	211,8	18 975,16	20 872,68	22 959,94	25 255,94
Shop 5	211,8	23 439,91	25 783,90	28 362,29	31 198,52
Shop 6	211,8	13 394,23	14 733,65	16 207,02	17 827,72
Shop 7	211,8	23 663,14	26 029,45	28 632,40	31 495,64
Shop 8	211,8	17 189,26	18 908,19	20 799,00	22 878,91
Shop 9	211,8	17 189,26	18 908,19	20 799,00	22 878,91
Shop 10	211,8	22 323,72	24 556,09	27 011,70	29 712,87
Shop 11	211,8	-	-	0,00	

**9.1 That, in terms of Sections 17(3)(a)(ii) and 22(a)(i) and (ii) of the MFMA and Sections 21, 21A(1) and 2 of the MSA as amended, the City of Johannesburg:**

- i. The rental and charges be increased by 5.4% as detailed in the body of the report be adopted and approved;**
- ii. Retails space also be increased by 5.4 % annually from the date of**



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- occupation as per the lease agreement; and*
- iii. 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;*
- iv. That, tariff charges be published in the Provincial Gazette and be effective from 1 July 2019;*
- v. Development agency fees be charged at 3% on construction costs.*
- vi. Corrections on Tariff Report for 2018/2019*

(JOHANNESBURG SOCIAL HOUSING COMPANY)  
(tc)