

City of Johannesburg Council 2022-03-16/17

COJ : MAYORAL COMMITTEE 2022-03-13

**JOHANNESBURG SOCIAL HOUSING COMPANY (SOC) LTD**

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**63 JOSHCO TARIFF PROPOSAL FOR  
THE 2022/23 FINANCIAL YEAR**

**1 STRATEGIC THRUST**

An inclusive City.

**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 2022/23 financial year that would be effective from 1<sup>st</sup> July 2022.

**3 BACKGROUND**

JOSHCO intends not to increase the rental tariffs for all residential accommodation and rental tariffs for commercial tenants for the year 2022/23.

**4 DISCUSSION**

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 City IDP, 2022/2023 Budget, and 2022/23 Business plans is against the backdrop of an ailing economy, the COVID-19 Pandemic, and a huge number of job losses. Therefore, as part of golden start and the beginning of real, meaningful change and a restoration of hope and dignity in the city, the following 5 themes must be considered:

- An Inclusive city
- A well-run city
- Transforming society to the next level of development
- Caring for our communities
- Getting the basics right

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 2022 for its Tariff Charges on Rental Services. Rental tariffs for all hostels will also remain unchanged for the next coming three years.

... Outlined in the Annexure A below is detailed rental tariff proposals for 2022/23 to 2024/25 FY.

**5 LEGAL AND CONSTITUTIONAL IMPLICATIONS**

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

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**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, Board of directors and Budget Office.

**IT IS RECOMMENDED**

**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 approves the following:**

- 1 That the rental and charges will not be increased as detailed in the body of the report and on Annexure A.**
- 2 That retail space will not be increased annually from the date of occupation as per the lease agreement.**
- 3 That the notice be published 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 get effective from 1 July 2022.**

(JOHANNESBURG SOCIAL HOUSING COMPANY (SOC) LTD)  
(tc)

THE NEXT ITEM FOLLOWS THE ANNEXURE TO THIS ITEM

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**JOHANNESBURG SOCIAL HOUSING COMPANY (SOC) LTD****ANNEXURE A- Rental/Tariffs for JOSHCO**

Rental/Tariffs for JOSHCO 2022/23 to 2024/2025

Estate Details	Typology	Avg.m2	2021/2022	2022/20243	2023/2024	2024/2025
<b>Kliptown Square</b>						
<b>Subsidized</b>	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
<b>Subsidized</b>	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
<b>Unsubsidized</b>	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
	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
<b>Kliptown Golf Course</b>						
	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
<b>City Deep Hostel (Converted units)</b>						
	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

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Estate Details	Typology	Avg.m2	2021/2022	2022/20243	2023/2024	2024/2025
	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
<b>City Deep Flats</b>	Bachelor	28,60	1 106,31	1 106,31	1 150,56	1 196,58
	Bachelor	35,49	1 367,26	1 367,26	1 421,95	1 478,83
	Bachelor	37,42	1 403,23	1 403,23	1 459,36	1 517,74
	Bachelor Duplex	59,00	1 439,21	1 439,21	1 496,78	1 556,65
	Bachelor Duplex	61,00	1 475,20	1 475,20	1 534,20	1 595,57
	Bachelor Duplex	67,00	1 529,16	1 529,16	1 590,33	1 653,94
	1 Bedroom	47,00	1 978,93	1 978,93	2 058,09	2 140,41
	1 Bedroom	50,00	2 068,88	2 068,88	2 151,64	2 237,70
	1 Bedroom	52,51	2 086,87	2 086,87	2 170,34	2 257,16
	2 Bedroom	54,00	2 293,75	2 293,75	2 385,50	2 480,92
	2 Bedroom	57,00	2 383,70	2 383,70	2 479,05	2 578,21
	2 Bedroom	58,00	2 428,70	2 428,70	2 525,84	2 626,88
	2 Bedroom	50,00	2 437,68	2 437,68	2 535,19	2 636,60
	2 Bedroom	60,00	2 518,64	2 518,64	2 619,38	2 724,16
	2 Bedroom	62,33	2 563,61	2 563,61	2 666,15	2 772,80
	2 Bedroom	63,99	2 608,59	2 608,59	2 712,93	2 821,45
	2 Bedroom	70,70	2 698,54	2 698,54	2 806,48	2 918,74
	2 Bedroom	72,00	3 058,32	3 058,32	3 180,65	3 307,88
	2 Bedroom	62,00	3 418,14	3 418,14	3 554,87	3 697,06
	2 Bedroom	62,00	3 508,09	3 508,09	3 648,42	3 794,36
	3 Bedroom	73,00	3 238,23	3 238,23	3 367,76	3 502,47
	3 Bedroom	91,41	3 777,95	3 777,95	3 929,07	4 086,23
	3 Bedroom	109,79	3 957,85	3 957,85	4 116,16	4 280,81

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Estate Details	Typology	Avg.m2	2021/2022	2022/20243	2023/2024	2024/2025
	1 Bedroom		1 053,81	1 053,81	1 095,97	1 139,81
<b>City Deep (New)</b>	2 Bedroom		2 341,81	2 341,81	2 435,48	2 532,90
	Housing Supervisor		623,76	623,76	648,71	674,66
<b>Communal Room</b>	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
<b>Chelsea</b>	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
<b>Roodepoort</b>						
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 R 3000 to R3500 (New tenants)	1 Bedroom	36,00	1 141,93	1 141,93	1 187,61	1 235,11
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)	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

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<b>Estate Details</b>	<b>Typology</b>	<b>Avg.m2</b>	<b>2021/2022</b>	<b>2022/20243</b>	<b>2023/2024</b>	<b>2024/2025</b>
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
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
<b>Pennyville</b>						
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

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Estate Details	Typology	Avg.m2	2021/2022	2022/20243	2023/2024	2024/2025
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
<b>Alexandra Far East Bank</b>						
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
<b>La Rosabel</b>	Room	12.00-12.94	1 257,39	1 257,39	1 307,69	1 359,99
	Room	14.00-14.92	1 341,22	1 341,22	1 394,86	1 450,66
	Room	15.22-17.88	1 352,04	1 352,04	1 406,12	1 462,37
	Room	18.00-18.75	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
	Room	15.22-17.88	1 425,05	1 425,05	1 482,05	1 541,33
	Room	18.00-18.75	1 508,87	1 508,87	1 569,22	1 631,99
<b>Bellavista New</b>	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
<b>Citrene Court</b>	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
<b>Orlando Converted</b>	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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Estate Details	Typology	Avg.m2	2021/2022	2022/20243	2023/2024	2024/2025
	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
<b>Orlando (Phase 2)</b>	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: Paraplegic	50,00	2 231,97	2 231,97	2 321,25	2 414,10
	1 Bedroom: Paraplegic	51,00	2 276,62	2 276,62	2 367,69	2 462,39
	1 Bedroom: Paraplegic	52,00	2 321,26	2 321,26	2 414,11	2 510,67
	1 Bedroom: Paraplegic	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
<b>Europa House</b>	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
	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
<b>Raschers</b>	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



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Estate Details	Typology	Avg.m2	2021/2022	2022/20243	2023/2024	2024/2025
	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
<b>Antea Converted Units</b>	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
<b>MBV</b>	Room	11,00	901,21	901,21	937,26	974,75
	Room	14,00	976,31	976,31	1 015,36	1 055,97
	Room	16,00	1 051,40	1 051,40	1 093,46	1 137,20
	Room	17,00	1 126,49	1 126,49	1 171,55	1 218,41
	Room	20,00	1 201,60	1 201,60	1 249,66	1 299,65
	Room	23,00	1 276,70	1 276,70	1 327,77	1 380,88
	Room	26,00	1 351,81	1 351,81	1 405,88	1 462,11
	Room	29,00	1 426,90	1 426,90	1 483,98	1 543,34
	Room	32,00	1 502,00	1 502,00	1 562,08	1 624,57
	Room	36,00	1 802,39	1 802,39	1 874,49	1 949,47
	Room	38,50	1 952,61	1 952,61	2 030,72	2 111,95
	Room	40,00	2 027,71	2 027,71	2 108,82	2 193,17
	Room	44,50	2 253,00	2 253,00	2 343,12	2 436,85
	Room	51,00	2 403,21	2 403,21	2 499,34	2 599,31
	Room	60,00	3 004,01	3 004,01	3 124,17	3 249,13
<b>AA House</b>	Rooms	12,00	842,24	842,24	875,93	910,97
	Rooms	13,00	912,43	912,43	948,93	986,88
	Rooms	14,00	982,62	982,62	1 021,92	1 062,80
	Rooms	15,00	1 052,80	1 052,80	1 094,92	1 138,71
	Rooms	16,00	1 119,15	1 119,15	1 163,91	1 210,47

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Estate Details	Typology	Avg.m2	2021/2022	2022/20243	2023/2024	2024/2025
	Rooms	17,00	1 193,18	1 193,18	1 240,91	1 290,54
	Rooms	18,00	1 263,37	1 263,37	1 313,90	1 366,46
	Rooms	19,00	1 333,55	1 333,55	1 386,90	1 442,37
	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
<b>Fleurhof</b>						
Income to R3500	1 Bedroom	35,00	939,66	939,66	977,24	1 016,33
Income to R7500	2 Bedroom	40,00	2 505,74	2 505,74	2 605,97	2 710,21
<b>Fleurhof Riverside</b>						
	1 Bedroom	35,00	891,51	891,51	927,17	964,26
	2 Bedroom	40,00	2 377,36	2 377,36	2 472,45	2 571,35
<b>Selby Hostel</b>	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
	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

City of Johannesburg Council 2022-03-16/17

COJ : MAYORAL COMMITTEE 2022-03-13

**JOHANNESBURG SOCIAL HOUSING COMPANY (SOC) LTD**

Estate Details	Typology	Avg.m2	2021/2022	2022/20243	2023/2024	2024/2025
	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
<b>Public Hostels</b>	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
	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
<b>Klipsruit Hostel</b>	Communal Beds (Joburg Water)		396,00	396,00	411,84	428,31
	Communal Beds (City Parks)		896,31	896,31	932,16	969,45
<b>Nederberg</b>	1 Bedroom	22,00	1 999,65	1 999,65	2 079,63	2 162,82
<b>Hoek Street</b>	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

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**JOHANNESBURG SOCIAL HOUSING COMPANY (SOC) LTD**

Estate Details	Typology	Avg.m2	2021/2022	2022/20243	2023/2024	2024/2025
	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
		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
<b>Hoek Street</b>	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	941,52	941,52	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
<b>(Tenant moved from Casa Mia)</b>			2 360,70	2 360,70	2 455,12	2 553,33
<b>Phoenix house</b>	room	11	799,86	799,86	831,85	865,13
	room	14	888,73	888,73	924,28	961,25
	room	16	999,82	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
	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
<b>Devland</b>						
	1 bedroom	35	733,20	733,20	762,53	793,03
	1 bedroom	38	933,17	933,17	970,50	1 009,32
	2 bedrooms	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 bedrooms	42	1 833,01	1 833,01	1 906,33	1 982,59
	2 bedrooms	42	2 444,02	2 444,02	2 541,78	2 643,45
	2 bedrooms	48	3 110,56	3 110,56	3 234,99	3 364,39
<b>Turfontein</b>	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

City of Johannesburg Council 2022-03-16/17

COJ : MAYORAL COMMITTEE 2022-03-13

**JOHANNESBURG SOCIAL HOUSING COMPANY (SOC) LTD**

Estate Details	Typology	Avg.m2	2021/2022	2022/20243	2023/2024	2024/2025
	2 bedrooms	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 bedrooms	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 bedrooms	43,50	2 666,20	2 666,20	2 772,85	2 883,76
<b>Textile Building 125 kerk street</b>	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 bedrooms	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 bedrooms	47,00	2 843,94	2 843,94	2 957,70	3 076,01
<b>(Tenants moved from Casa Mia)</b>						
	2 bedrooms		1 126,50	1 126,50	1 171,56	1 218,42
	2 bedrooms		1 201,60	1 201,60	1 249,66	1 299,65
	2 bedrooms		1 216,62	1 216,62	1 265,28	1 315,90
	2 bedrooms		1 351,81	1 351,81	1 405,88	1 462,11
	2 bedrooms		1 652,20	1 652,20	1 718,29	1 787,02
	2 bedrooms		1 502,00	1 502,00	1 562,08	1 624,57
	2 bedrooms		1 592,12	1 592,12	1 655,81	1 722,04
	2 bedrooms		1 682,25	1 682,25	1 749,54	1 819,52
	2 bedrooms		1 802,41	1 802,41	1 874,50	1 949,48
	2 bedrooms		1 652,20	1 652,20	1 718,29	1 787,02
	2 bedrooms		1 411,89	1 411,89	1 468,36	1 527,10

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COJ : MAYORAL COMMITTEE 2022-03-13

**JOHANNESBURG SOCIAL HOUSING COMPANY (SOC) LTD**

Estate Details	Typology	Avg.m2	2021/2022	2022/20243	2023/2024	2024/2025
	2 bedrooms		1 502,00	1 502,00	1 562,08	1 624,57
	2 bedrooms		1 577,10	1 577,10	1 640,18	1 705,79
	2 bedrooms		1 652,20	1 652,20	1 718,29	1 787,02
	2 bedrooms		2 403,21	2 403,21	2 499,34	2 599,31
	2 bedrooms		1 832,44	1 832,44	1 905,74	1 981,97
	2 bedrooms		1 967,62	1 967,62	2 046,33	2 128,18
	2 bedrooms		2 042,73	2 042,73	2 124,44	2 209,42
	2 bedrooms		2 162,89	2 162,89	2 249,40	2 339,38
	2 bedrooms		2 237,98	2 237,98	2 327,50	2 420,60
	2 bedrooms		2 313,08	2 313,08	2 405,61	2 501,83
	2 bedrooms		2 403,21	2 403,21	2 499,34	2 599,31
	2 bedrooms		2 778,71	2 778,71	2 889,86	3 005,45
	2 bedrooms		4 506,01	4 506,01	4 686,25	4 873,70
	2 bedrooms		2 763,69	2 763,69	2 874,24	2 989,21
	2 bedrooms		3 004,01	3 004,01	3 124,17	3 249,13
	2 bedrooms		3 154,21	3 154,21	3 280,38	3 411,60
	2 bedrooms		3 604,81	3 604,81	3 749,00	3 898,96
	2 bedrooms		3 649,87	3 649,87	3 795,86	3 947,70
	2 bedrooms		3 845,12	3 845,12	3 998,93	4 158,89
	2 bedrooms		3 724,97	3 724,97	3 873,97	4 028,93
	2 bedrooms		3 980,31	3 980,31	4 139,52	4 305,11
	2 bedrooms		4 941,59	4 941,59	5 139,25	5 344,82
	2 bedrooms		4 956,61	4 956,61	5 154,87	5 361,07
	2 bedrooms					
<b>Diamond Building 123 Kerk street</b>	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 bedrooms	36,00	3 359,41	3 359,41	3 493,79	3 633,54
	2 bedrooms	37,00	3 452,73	3 452,73	3 590,84	3 734,47
	2 bedrooms	39,00	3 639,36	3 639,36	3 784,94	3 936,33
	2 bedrooms	42,00	3 919,31	3 919,31	4 076,08	4 239,13
<b>(Tenants moved from Casa Mia)</b>						
	2 bedrooms		1 126,50	1 126,50	1 171,56	1 218,42
	2 bedrooms		1 201,60	1 201,60	1 249,66	1 299,65
	2 bedrooms		1 216,62	1 216,62	1 265,28	1 315,90
	2 bedrooms		1 351,81	1 351,81	1 405,88	1 462,11
	2 bedrooms		1 652,20	1 652,20	1 718,29	1 787,02
	2 bedrooms		1 502,00	1 502,00	1 562,08	1 624,57
	2 bedrooms		1 592,12	1 592,12	1 655,81	1 722,04
	2 bedrooms		1 682,25	1 682,25	1 749,54	1 819,52

Estate Details	Typology	Avg.m2	2021/2022	2022/20243	2023/2024	2024/2025
	2 bedrooms		1 802,41	1 802,41	1 874,50	1 949,48
	2 bedrooms		1 652,20	1 652,20	1 718,29	1 787,02
	2 bedrooms		1 411,89	1 411,89	1 468,36	1 527,10
	2 bedrooms		1 502,00	1 502,00	1 562,08	1 624,57
	2 bedrooms		1 577,10	1 577,10	1 640,18	1 705,79
	2 bedrooms		1 652,20	1 652,20	1 718,29	1 787,02
	2 bedrooms		2 403,21	2 403,21	2 499,34	2 599,31
	2 bedrooms		1 832,44	1 832,44	1 905,74	1 981,97
	2 bedrooms		1 967,62	1 967,62	2 046,33	2 128,18
	2 bedrooms		2 042,73	2 042,73	2 124,44	2 209,42
	2 bedrooms		2 162,89	2 162,89	2 249,40	2 339,38
	2 bedrooms		2 237,98	2 237,98	2 327,50	2 420,60
	2 bedrooms		2 313,08	2 313,08	2 405,61	2 501,83
	2 bedrooms		2 403,21	2 403,21	2 499,34	2 599,31
	2 bedrooms		2 778,71	2 778,71	2 889,86	3 005,45
	2 bedrooms		4 506,01	4 506,01	4 686,25	4 873,70
	2 bedrooms		2 763,69	2 763,69	2 874,24	2 989,21
	2 bedrooms		3 004,01	3 004,01	3 124,17	3 249,13
	2 bedrooms		3 154,21	3 154,21	3 280,38	3 411,60
	2 bedrooms		3 604,81	3 604,81	3 749,00	3 898,96
	2 bedrooms		3 649,87	3 649,87	3 795,86	3 947,70
	2 bedrooms		3 845,12	3 845,12	3 998,93	4 158,89
	2 bedrooms		3 724,97	3 724,97	3 873,97	4 028,93
	2 bedrooms		3 980,31	3 980,31	4 139,52	4 305,11
	2 bedrooms		4 941,59	4 941,59	5 139,25	5 344,82
	2 bedrooms		4 956,61	4 956,61	5 154,87	5 361,07
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						

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COJ : MAYORAL COMMITTEE 2022-03-13

**JOHANNESBURG SOCIAL HOUSING COMPANY (SOC) LTD**

Estate Details	Typology	Avg.m2	2021/2022	2022/20243	2023/2024	2024/2025
<b>Dobsonville</b>	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
<b>80 Plein Street</b>						
<b>Subsidized</b>	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
	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
<b>133 Albert Street</b>						
Basement & Ground (Duplex shared room units - 12 units)	3 shared rooms	69.5 + 3.8 to 10.5 (Balcony)	1 032,92	1 032,92	1 074,24	1 117,21
	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
<b>Commercial Tenants</b>						
<b>Union Square: Retail</b>						
	Shop 1	187,63	34 934,47	34 934,47	36 331,85	37 785,12
	Shop 2	127,15	20 767,32	20 767,32	21 598,02	22 461,94
	Shop 3	105,11	12 362,18	12 362,18	12 856,66	13 370,93
	Shop 5	306,13	18 811,14	18 811,14	19 563,58	20 346,13
	Shop 7	128,88	7 064,14	7 064,14	7 346,71	7 640,57
	Shop 8	189,00	10 220,06	10 220,06	10 628,86	11 054,02
	Shop 9	127,34	6 885,84	6 885,84	7 161,27	7 447,72



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**JOHANNESBURG SOCIAL HOUSING COMPANY (SOC) LTD**

Estate Details	Typology	Avg.m2	2021/2022	2022/20243	2023/2024	2024/2025
	Shop 10	296,79	70 030,89	70 030,89	72 832,13	75 745,41
<b>Booyens Place</b>						
	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	124,11	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
<b>NBS</b>						
	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
<b>Raschers</b>						
	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	130,66	6 583,63	6 583,63	6 846,98	7 120,86
<b>23 Kerk Street</b>						
	Shop 1	213,64	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	235,36	14 173,20	14 173,20	14 740,12	15 329,73
<b>25 Kerk Street</b>						
	Shop 1 & 2	145,2	17 844,56	17 844,56	18 558,34	19 300,67
	Shop 3	228,25	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	159,72	4 907,25	4 907,25	5 103,54	5 307,68
	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

City of Johannesburg Council 2022-03-16/17

COJ : MAYORAL COMMITTEE 2022-03-13

**JOHANNESBURG SOCIAL HOUSING COMPANY (SOC) LTD**

Estate Details	Typology	Avg.m2	2021/2022	2022/20243	2023/2024	2024/2025
<b>16 Wolmarans (283)</b>						
	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
<b>AA House Retail</b>		<b>Rate m2</b>				
	Shop 1	221,65	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