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Media Statement

For Immediate Release

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City of Johannesburg Welcomes Constitutional Court Outcome in Greenstone Crest Matter

The City of Johannesburg welcomes the outcome of the Constitutional Court proceedings involving Greenstone Crest Body Corporate, which brings clarity and finality to a long-standing dispute regarding the billing of electricity for mixed-use residential developments.

The matter, which dates back to 2018, arose from the classification and billing of electricity tariffs for estates such as Greenstone Crest and Malakite. These developments include both residential units and non-domestic components such as lifestyle centres, gyms, and restaurants.

The courts have consistently ruled in favour of the City across multiple legal forums, including the High Court, the Full Court of the Gauteng Division, the Supreme Court of Appeal, and now the Constitutional Court. These rulings have confirmed that:

- Mixed-use developments with non-domestic components must be billed on a business tariff where consumption cannot be separated;
- Non-domestic facilities such as restaurants constitute commercial activity and are not ancillary to residential use; and
- The City's Electricity By-laws are clear and must be applied consistently.

Importantly, the courts have affirmed that the appropriate mechanism for differentiating between residential and non-residential consumption is the installation of split metering systems.

Following prolonged non-payment and unsuccessful attempts to reach a resolution, the City issued pre-termination notices and subsequently disconnected electricity supply to Greenstone Crest in March 2026 due to outstanding arrears amounting to approximately R64 million.

The City reiterates that it remains committed to engaging constructively with all customers and stakeholders. However, all customers are required to comply with applicable by-laws and meet their financial obligations to ensure the sustainability of municipal services.

This judgment reinforces the City's responsibility to apply fair, consistent, and lawful billing practices across all developments and to safeguard public resources.

The City of Johannesburg will continue to act in the best interests of all residents by ensuring compliance, accountability, and the equitable delivery of services.

Ends

Issued by the City of Johannesburg

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