

**ANNEXURE 5**

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

Rental/Tariffs for JOSHCO			2012/13	2013/14	No. Units
Estate Details	Typology	Avg.m2	Tariff	Tariff	
<b>Kliptown Square</b>					
<b>Subsidized</b>	Bachelor	30.70	1088.12	1164.29	11
	Housing Supervisor	34.55	0.00	0.00	2
	1 Bedroom	34.55	1218.76	1304.08	147
	1 Bedroom	39.20	1381.37	1478.07	20
	2 Bedroom	41.71	1524.19	1630.89	155
	2 Bedroom	43.98	1613.54	1726.49	60
	2 Bedroom Large	58.48	2051.00	2194.57	8
	2 Bedroom Loft	60.40	2109.61	2257.29	22
	Parking		118.65	126.96	284
	<b>Unsubsidized</b>	Bachelor	30.70	1864.19	1994.68
1 Bedroom		34.55	2089.09	2235.32	14
1 Bedroom		39.20	2367.73	2533.47	3
2 Bedroom		41.71	2611.16	2793.94	

				13
2 Bedroom	43.98	2766.27	2959.91	4
2 Bedroom Large	58.48	2905.23	3108.59	-
2 Bedroom Loft	60.40	3000.61	3210.65	6
Live Work	60.40	3511.35	3757.15	8
<b>Total</b>				<b>762</b>
Less: Vacancy	<b>1.50%</b>			<b>(11)</b>
<b>Total Budget</b>				<b>751</b>

**City Deep Hostel (Converted units)**

1 Bedroom	31.00	1085.02	1160.97	29
1 Bedroom	34.00	1121.85	1200.38	32
2 Bedroom	38.00	1214.35	1299.35	29
2 Bedroom	39.00	1244.53	1331.65	7
2 Bedroom	40.00	1276.51	1365.86	18
2 Bedroom	45.00	1435.90	1536.41	1
2 Bedroom	50.00	1595.54	1707.23	1

2 Bedroom	57.00	1806.93	1933.42	1
2 Bedroom	63.00	2010.00	2150.70	1
2 Bedroom	69.00	2201.88	2356.02	1
3 Bedroom	73.00	2329.41	2492.47	2
3 Bedroom	54.50	1806.93	1933.42	1
				<b>123</b>
Less: Vacancy	4.88%			(6)
<b>Total</b>				<b>117</b>

**City Deep Flats**

Bachelor	28.60	736.55	788.11	3
Bachelor	35.49	910.29	974.01	6
Bachelor	37.42	934.24	999.64	6
Bachelor Duplex	59.45-60.62	958.20	1025.27	3
Bachelor Duplex	61.12-62.58	982.15	1050.90	5
Bachelor Duplex	67.86-67.89	1018.09	1089.35	2
1 Bedroom	47.80-48.90	1317.52	1409.75	10
1 Bedroom	50.50-50.53	1377.41	1473.83	15

1 Bedroom	52.51	1389.39	1486.64	3
2 Bedroom	54.30-57.00	1527.13	1634.03	17
2 Bedroom	57.80-57.85	1587.02	1698.11	25
2 Bedroom	58.45-58.76	1616.96	1730.15	15
2 Bedroom	50.30-59.80	1622.95	1736.56	39
2 Bedroom	60.73-61.60	1676.85	1794.23	35
2 Bedroom	62.33	1706.80	1826.27	5
2 Bedroom	63.99	1736.73	1858.31	7
2 Bedroom	70.70	1796.62	1922.39	4
2 Bedroom	72.90-72.94	2036.17	2178.70	8
2 Bedroom	91.62-91.71	2275.72	2435.02	2
2 Bedroom	93.10-97.93	2335.61	2499.10	4
3 Bedroom	73.00	2155.95	2306.86	4
3 Bedroom	91.41	2515.27	2691.34	1
3 Bedroom	109.79	2635.05	2819.50	1
<b>Total Units</b>				<b>220</b>
Less: Vacancy	4.00%			(9)

	<b>Total Budget</b>			<b>211</b>
<b>City Deep Beds</b>	Communal Rooms	791.75	847.17	37
	Beds	791.75	847.17	165
	<b>Total Beds</b>			<b>202</b>
	Less: Vacancy	0.00%		-
	<b>Total Budget</b>			<b>202</b>
<b>Klipspruit Hostel</b>	Beds	791.75	847.17	105
	Less: Vacancy	0.00%		-
	<b>Total Budget</b>			<b>105</b>
<b>Selby Hostel</b>	Beds	791.75	847.17	267
	2 Bedroom	1674.29	1791.49	29
	<b>Total Units</b>			<b>296</b>
	Less: Vacancy	1.50%		(4)
	<b>Total Budget</b>			<b>292</b>

<b>Chelsea</b>	Room	12.00	675.30	722.57	20
	Room	16.00	736.69	788.25	19
	Room	20.00	798.08	853.94	37
	Double Room	28.00	982.25	1051.01	4
	<b>Total Units</b>				<b>80</b>
	Less: Vacancy	1.25%			(1)
	<b>Total Budget</b>				<b>79</b>
<b>Roodepoort</b>					
Income R2050 to R2280	1 Bedroom	36.00	736.62	788.18	4
Income R2281 to R3500	1 Bedroom	36.00	820.46	877.90	40
Income R3501 to R4000	1 Bedroom	36.00	1317.52	1409.75	9
Income R4001 to R4800	1 Bedroom	36.00	1497.19	1601.99	17
	Housing Supervisor	36.00	0.00	0.00	1
	Housing Supervisor	45.00	355.96	380.88	1
	Parking		118.65	126.96	
Income R2800 to R3500	2 Bedroom	45.00	1012.10	1082.95	118
Income R4801 to R5500	2 Bedroom	45.00	1736.73	1858.31	77
Income R5501 to R6500	2 Bedroom	45.00	1976.28	2114.62	

					79
Income R6501 to R7500	2 Bedroom	45.00	2215.83	2370.94	72
Income above R7500	2 Bedroom	45.00	3114.14	3332.13	14
					<b>432</b>
	Less: Vacancy	1.25%			(5)
	<b>Total Budget</b>				<b>427</b>
<b>Pennyville Communal</b>					
Per Unit	3 Rooms	35.00	783.10	837.91	458
Office	3 Rooms	35.00	0.00	0.00	1
Per Room 3 Families Sharing	Room	9.00	296.63	317.39	77
Per Room 2 Families Sharing	Room	18.00	415.28	444.35	28
	<b>Total Units</b>				<b>564</b>
	Less: Vacancy	1.25%			(7)
	<b>Total Budget</b>				<b>557</b>
<b>Pennyville Flats</b>					
Family Unit	2 Bedroom Flat	42.00	1796.62	1922.39	206
	Housing Supervisor	42.00	355.96	380.88	

					1
	<b>Total Units</b>				<b>207</b>
	Less: Vacancy	1.25%			(3)
	<b>Total Budget</b>				<b>204</b>
<b>Alexandra Far East Bank</b>					
Creche			3432	3672.24	
Housing Supervisor Unit			415.28	444.35	
Parking			59.33	63.48	
Income up to R3500	Room		415.28	444.35	380
Income above R3500	Room		711.91	761.74	140
	<b>Total Units</b>				<b>520</b>
	Less: Vacancy	1.25%			(7)
	<b>Total Budget</b>				<b>514</b>
<b>La Rosabel</b>					
	Room	12.00-12.94	837.14	895.74	7
	Room	14.00-14.92	892.95	955.46	4
	Room	15.22-17.88	948.76	1015.18	24
	Room	18.00-18.75	1004.57	1074.89	12
	Room		33.34	1116.19	1194.33



					2
	Housing Supervisor	33.34			1
	<b>Total</b>				<b>50</b>
	Less: Vacancy	1.25%			<b>(1)</b>
	<b>Total Budget</b>				<b>49</b>
<b>Bellavista New</b>	2 Bedroom	45.00	2878.20	3079.67	36
	Less: Vacancy	2 units p.m			(2)
	<b>Total Budget</b>				<b>34</b>
<b>Citrene Court</b>	2 Bedroom Flat	52.00	2665.00	2851.55	31
	2 Bedroom Flat	55.00	2878.20	3079.67	47
	3 Bedroom Flat	70.00	3411.20	3649.98	1
	<b>Total</b>				<b>79</b>
	Less: Vacancy	2.50%			(2)
	<b>Total Budget</b>				<b>77</b>

**Orlando Converted**

1 Bedroom	28.08	946.48	1012.73	6
1 Bedroom	33.24	1115.49	1193.58	11
Housing Supervisor	33.24		0.00	1
1 Bedroom	43.28	1453.52	1555.27	6
2 Bedroom	38.25	1543.66	1651.72	72
2 Bedroom	60.36	2028.17	2170.14	6
Beds		791.75	847.17	10
<b>Total</b>				<b>112</b>
Less: Vacancy	4.00%			(4)
<b>Total Budget</b>				<b>108</b>

**Raschers**

Room	12.20	613.91	656.88	8
Room	13.40	669.72	716.60	8
Room	14.40	725.52	776.31	8
Room	15.40	781.33	836.03	55
Double Room	32.30	1116.19	1194.33	8
<b>Total</b>				

					<b>87</b>
	Less: Vacancy		1.25%		(1)
	<b>Total Budget</b>				<b>86</b>
<b>Antea Converted Units</b>	Beds		791.75	847.17	107
	Bachelor	25	901.41	964.51	11
	1 Bedroom	42	1239.44	1326.20	12
	2 Bedroom	60	1690.14	1808.45	214
	3 Bedroom		2028.17	2170.14	1
	<b>Total Units</b>				<b>345</b>
	Less: Vacancy		2.00%		(7)
	<b>Total Budget</b>				<b>338</b>
<b>MBV</b>	Room	11.00	600.00	642.00	4
	Room	14.00	650.00	695.50	15
	Room	16.00	700.00	749.00	7
	Room	17.00	750.00	802.50	44
	Room	20.00	800.00	856.00	11

Room	23.00	850.00	909.50	29
Room	26.00	900.00	963.00	35
Room	29.00	950.00	1016.50	1
Room	32.00	1000.00	1070.00	27
Room	36.00	1200.00	1284.00	3
Room	38.50	1300.00	1391.00	1
Room	40.00	1350.00	1444.50	1
Room	44.50	1500.00	1605.00	1
Room	51.00	1600.00	1712.00	1
Room	60.00	2000.00	2140.00	1

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**Total Units** **181**

Less: Vacancy 2.00% (4)

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**Total Budget** **177**

**Casa Mia**

Room	14.99	750.00	802.50	1
Room	15.68-15.80	800.00	856.00	2
Room	16.17	810.00	866.70	

				1
Room	17.42	900.00	963.00	1
		1		
Room	21.83	100.00	1177.00	1
		1		
Studio Flat	16.69	000.00	1070.00	3
		1		
Studio Flat	17.55-17.80	060.00	1134.20	5
		1		
Studio Flat	18.72	120.00	1198.40	6
		1		
Studio Flat	19.90	200.00	1284.00	6
		1		
Studio Communal Bath	20.16	100.00	1177.00	1
Bachelor Communal Bath	18.16-18.80	940.00	1005.80	11
		1		
Bachelor Communal Bath	19.98-20.12	000.00	1070.00	2
		1		
Bachelor Communal Bath	21.13-21.72	050.00	1123.50	11
		1		
Bachelor Communal Bath	23.12	100.00	1177.00	1
		1		
Bachelor Communal Bath	32.76	600.00	1712.00	1
		1		
Bachelor Flat	20.16	220.00	1305.40	1
		1		
Bachelor Flat	21.88	310.00	1401.70	2
		1		
Bachelor Flat	22.21-22.77	360.00	1455.20	13
		1		
Bachelor Flat	23.25-23.98	440.00	1540.80	18

			1		
Bachelor Flat	24.07-24.79	490.00	1594.30	28	
			1		
Bachelor Flat	25.36-25.80	540.00	1647.80	9	
			1		
Bachelor Flat	26.17-26.83	600.00	1712.00	7	
			1		
Bachelor Flat	30.25-30.76	850.00	1979.50	9	
			3		
Bachelor Flat	59.03	000.00	3210.00	1	
			1		
1 Bedroom Communal Bath	36.84	840.00	1968.80	3	
			2		
1 Bedroom Communal Bath	40.60	000.00	2140.00	1	
			2		
1 Bedroom Flat	35.20	100.00	2247.00	7	
			2		
1 Bedroom Flat	39.86	400.00	2568.00	1	
			2		
1 Bedroom Flat	40.32-40.50	430.00	2600.10	8	
			2		
1 Bedroom Flat	51.20	560.00	2739.20	4	
			2		
2 Bedroom Communal Bath	49.70	480.00	2653.60	1	
			2		
2 Bedroom Flat	47.97	650.00	2835.50	1	
			3		
2 Bedroom Flat	54.81	290.00	3520.30	7	
			3		
2 Bedroom Flat	59.03	300.00	3531.00	4	
<b>Total Units</b>				<b>178</b>	
Less: Vacancy	2.00%			(4)	

**Total Budget****174****AA House**

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Rooms	700.00	1
Rooms	900.00	23
Rooms	950.00	3
Rooms	1000.00	2
Rooms	1150.00	1
Bachelor	1150.00	6
Bachelor	1220.00	12
Bachelor	1270.00	89
Bachelor	1370.00	8
Bachelor	1420.00	12
Bachelor	1470.00	24
Bachelor	1520.00	6
Bachelor	1900.00	6
Bachelor	2100.00	5
1 Bedroom	1270.00	6

1 Bedroom		2300.00	6
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2 bedroom		3600.00	6
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<b>Total Units</b>			<b>216</b>
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Less: Vacancy	2.00%		(4)
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<b>Total Budget</b>			<b>212</b>
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**Linatex**

Beds		350.00	374.50	<b>146</b>
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Less: Vacancy	2.00%		(3)
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<b>Total Budget</b>			<b>143</b>
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**Kliptown Golf Course**

Family income R3501 to R4500	1 Bedroom	35.36	533.93	571.31
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Family income R3501 to R4500	2 Bedroom	43.70-48.00	652.58	698.26
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Family income R4501 to R5500	1 Bedroom	35.00-36.00	711.91	761.74
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Family income R4501 to R5500	2 Bedroom	43.70-48.00	771.23	825.22
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Family income R5501 to R7500	2 Bedroom	43.70-48.00	889.88	952.18
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New units			712.00
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<b>Total Units</b>	Avg. per month	712.00	753.45	<b>222</b>
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Less: Vacancy	31.00%		(611)
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<b>Total Budget</b>			
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		<b>611</b>
<b>Council Stock: Bellavista</b>	Avg. per month	
Less: Vacancy	1.50%	(11)
<b>Total Budget</b>		<b>706</b>
<b>Council Stock : Claremont</b>	Avg. per month	
Less: Vacancy	1.50%	(11)
<b>Total Budget</b>		<b>741</b>
<b>Council Stock: Eldos Ext 6</b>	Avg. per month	
Less: Vacancy	1.50%	(3)
<b>Total Budget</b>		<b>195</b>
<b>Fleurhof</b>	Avg. per month	
Less: Vacancy	0.00%	-
<b>Total Budget</b>		<b>84</b>