

COUNCIL-OWNED RENTAL HOUSING STOCK, LEASE AGREEMENT AND THE ADJUSTMENT OF RENTAL THEREOF

Item A-HD (04-2010) CM 2010/11/25	INCREASE OF RENTAL OF COUNCIL-OWNED RENTAL HOUSING STOCK
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The following Recommendation **5** was added in terms of section 11(6)(b) of the Council's Standing Orders:

“5. That the rental for persons earning more than R4000.00 per month, including pensioners, **BE CHARGED at market rental as proposed in Annexure “B” attached to Item A-HD (08-2008) approved by Council on 28 August 2008.”**

RESOLVED:

1. **That** the report to obtain approval to increase the monthly rental on Council-owned Rental Housing Stock by 10% per annum with effect from 01 July 2011 **BE NOTED**.

2.	That in terms of Clause 5.3 of the policy, Council APPROVE to increase the monthly rental in respect of Council-owned Rental Housing Stock annually by 10% with effect from 01 July 2011 .
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3. **That** the increment proposed in **2** above **EXCLUDES** the 10% annual increment on new rentals to be phased in where new rentals are higher than current in terms of paragraph 4.1 of the policy.

4. **That** all affected tenants **BE GIVEN** one (1) month written notice prior to such increase.

5. **That** the rental for persons earning more than R4000.00 per month, including pensioners, **BE CHARGED** at market rental as proposed in **Annexure “B”** attached to Item A-HD (08-2008) approved by Council on 28 August 2008.

Item B-HD (01-2009) MC 12/02/2009	TIMEFRAMES REQUIRED FOR THE FULL IMPLEMENTATION OF THE NEW RENTAL HOUSING POLICY
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17/23/4/2 (JJJ)

RESOLVED:

1. **That** the report on timeframes required for the full implementation of the New Rental Housing Policy **BE NOTED**.

2. **That** the new rental for the tenants already in Council Rental Stock **BE IMPLEMENTED** from 01 July 2009.

3. **That** all references to the phrase “the attached lease agreement” in the already approved Policy on “Council Owned Public Rental Housing Stock” **BE DELETED**

Item A-HD (08-2008) CM 28/08/2008	AMENDMENT OF THE POLICY IN RESPECT OF COUNCIL-OWNED RENTAL HOUSING STOCK, LEASE AGREEMENT AND THE ADJUSTMENT OF RENTAL THEREOF
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{17/23/7/3 (JJJ)}

RESOLVED:

1. **That** the report on the amendment of the policy in respect of Council-owned housing stock, lease agreement and the adjustment of rental thereof **BE NOTED**.
2. **That** the rental proposed by the property valuer, attached to the report as Annexure "A", **BE NOTED**.
3. **That** the rental in respect of Family Accommodation for persons earning up to and including R4000,00 per month, including pensioners, **BE CHARGED** at 25% of their verified income; provided that such determination **BE LIMITED** to a maximum of 10% of all the units per complex.
4. **That** the rental for persons earning more than R4000,00 per month, including pensioners, **BE CHARGED** at market-related rental as proposed in Annexure "B" attached to the report.
5. **That** in cases where new rental is higher than current rental, new rental **BE PHASED IN** with increments of 10% per annum, including annual rental increase and where new rental is lower than current rental, new rental **BE APPLIED** from date of adoption of this Policy by Council at all complexes.
6. **That** the current policy in respect of Council-owned Housing Stock, attached to the report as Annexure "C", **BE RESCINDED**.

7. **That** the amended policy and Annexures for the administration of Council-owned Public Rental Housing Stock attached to the report as Annexure "D" **BE ACCEPTED** and **IMPLEMENTED** within two (2) months from the date of approval, subject to the following amendment in Annexure "D", 3 (iii), Qualification Criteria:

That the last paragraph be amended to read as follows:

"Applicants must not be the owners/joint owners of any fixed property or be a member of a trust or company that owns residential property."

8. **That** all affected tenants **BE GIVEN** thirty (30) days written notice prior to any change affecting them.

(A request, signed by 53 Councillors (DA - 42, ACDP - 2, IRASA - 2, FF Plus - 2, IFP - 3, UDM - 1, Simunye - 1), was submitted in terms of section 59(3) of the Municipal Systems Act 32 of 2000 to review the above-mentioned resolution of the Council.)

(Cllr F L Mahano, in terms of section 34(1) of the Council's Standing Orders, requested that the Speaker's ruling in respect of the interpretation of section 59(3) of the Municipal Systems Act 32 of 2000 be recorded.)

ANNEXURE "D"

**POLICY FOR THE ADMINISTRATION
OF COUNCIL OWNED PUBLIC RENTAL
HOUSING STOCK**

POLICY FOR THE ADMINISTRATION OF COUNCIL OWNED PUBLIC RENTAL HOUSING STOCK

1 POLICY INTENT

The policy is intended to regulate and provide guidelines on the management of the council owned public rental housing stock and tenants. Should tenants become indigent during the currency of their lease they will have access to the normal benefits associated with Council's Policy for the Indigent

2. TYPES OF HOUSING STOCK

The following types of Council Owned Housing Stock are covered by this policy:

- General Public Rental Housing including houses; flats and Affordable Rental Accommodation (Hostels);
- Housing designated for the aged (Retirement Cottages and Flats);
- Boarding house rooms; and
- Housing for persons receiving government grants other than old age pensions.

3. DETERMINATION OF RENTAL AND ALLOCATION CRITERIA

3.1. FAMILY ACCOMMODATION EXCLUDING HOSTELS

(i) New Rental Agreements

Rental includes, but is not limited to capital redemption and interest, administration fees, insurance charges, security charges, maintenance charges, service charges and charges for water & electricity consumption, except where electricity and water consumption are being read and billed separately.

Market-related rental, attached as ANNEXURE "A" hereto, to be applied to all applicants earning more than R4 000, 00 per month. Income may not be less than three (3) times the monthly rental.

Rental for persons earning up to and including R4 000, 00 per month, including pensioners BE CHARGED at 25% of their verified income

A rental deposit equal to one month's rental is payable prior to occupation plus a water and electricity deposit as prescribed by the Finance Department

(ii) Allocation Criteria

A separate waiting list of pre-qualified applicants to be maintained for this purpose on Regional level/Service Delivery Centre level which waiting list will be subjected to regular audits and open for public inspection.

Applications must be renewed by applicants every year to ensure waiting lists reflect true need. Applicants who do not renew their applications will be taken off the waiting list.

Lease agreement for a maximum period of two years to be entered into prior to occupation. Tenant has the option to renew lease agreement on expiry. Latest financial and family circumstances to be taken into account when new lease is negotiated.

Units comprising of more than one bedroom may only be allocated to persons with dependant/s provided the dependant is not a spouse or a partner.

(iii) Qualification Criteria

A joint monthly income of not less than three times the monthly rental.

Applicant must submit certified statement of all income

No bad debts owing to any local authority.
Applicant must be over the age of 18 years and a citizen of the Republic of South Africa unless exceptional circumstances obtain which circumstances must be considered on merit.

Applicants must not be the owners/joint owners of any fixed property or be a member of a trust or company that owns residential property

3.2. ACCOMMODATION RESERVED FOR ELDERLY PERSONS RECEIVING A PENSION (Designated as Retirement, Cottages and Flats)

(i) Rental

Affordable rental calculated as follows:

25% of joint monthly income between R1 501, 00 and R4 000, 00.

Plus a monthly levy representing assessment rates, service charges, administration, maintenance costs and water consumption, based on the following:

Bachelor unit	R120, 00
1 Bedroom unit	R150, 00
2 Bedroom unit	R200, 00

Electricity consumption will be read and billed separately.

A rental deposit equal to one month's rental is payable prior to occupation plus a water and electricity deposit **as prescribed by the Finance Department.**

Should the applicant's joint monthly income be lower than R1 501, 00 the rental will only be calculated on the monthly levy detailed herein.

(ii) Allocation Criteria

In accordance with a separate waiting list of pre-qualified applicants being kept on Regional / Service Delivery Centre level for this purpose.

Applications must be renewed by applicants every year to ensure waiting lists reflects true need. Applicants who do not renew their applications will be taken off the waiting list.

Lease agreement for a maximum period of two years to be entered into prior to occupation. Tenant has the option to renew lease agreement on expiry Latest financial and family circumstances to be taken into account when new lease is negotiated

(iii) Qualification Criteria

Applicants must be:

Over the age of 60 years.

South African Citizens and Ekurhuleni residents, unless exceptional circumstances obtain, which circumstances must be considered on merit.

Self-caring (Category A). In this case the elderly persons must be able to attend to themselves.

Applicant must submit certified statement of all income as well as proof of latest pension increase as issued by National Treasury.

Pensioners with joint monthly income in excess of R4 000, 00 per month to pay normal market related rental.

Accommodation be reserved for pensioners only and no children or **family** be allowed to reside permanently with tenant.

Applicants must not be the owners/joint owners of any fixed property or be a member of a trust or company that owns residential propert.

3.3 BOARDING HOUSE ROOMS

(Only persons receiving Government pensions or grants as the sole source of income).

(i) Rental

Subsidised monthly rental including all services, calculated as follows.

25% of joint monthly income, plus a levy of R75, 00 per room.

A deposit equal to one month's rental is payable prior to occupation.

(ii) Allocation Criteria

In accordance with a separate waiting list of pre-qualified applicants being kept on Regional/Service Delivery Centre level for this purpose.

Applications must be renewed by applicants every year to ensure waiting lists reflects true need. Applicants who do not renew their applications will be taken off the waiting list.

Rooms be regarded as temporary emergency accommodation and be reserved for that use only.

Lease agreement for a maximum period of one year to be entered into prior to occupation. **Tenant DOES NOT have the option to renew the lease agreement on expiry thereof.**

(iii) Qualification Criteria

Only persons receiving Government pensions **or grants** as the sole source of income.

Applicant must submit certified statement of all income as well as proof of latest pension increase as issued by National Treasury.

Applicants should have no alternative accommodation available and be self caring (Category A). In this case the elderly persons must be able to attend to themselves.

Applicants must not be the owners/joint owners of any fixed property or be a member of a trust or company that owns residential property.

3.4 FACILITIES LOCATED WITHIN THE EMM COUNCIL OWNED PUBLIC RENTAL HOUSING STOCK COMPLEXES.

The use of the facilities (halls, libraries, etc.) located within the EMM Council Owned Housing Stock Complexes is only reserved for the official tenants of the rental units located within the public rental housing stock complexes.

4. REGULARISATION OF EXISTING TENANTS

4.1 ADJUSTMENT OF RENTAL OF EXISTING TENANTS

- ***Where new rental is higher than current rental, new rental will be phased in with increments of 10% per annum, including annual rental increase.***
- ***Where new rental is lower than current rental, new rental will be applied from date of adoption of this Policy by Council at all complexes***

New rental schedules are attached as Annexure B to this policy

4.2. PROOF OF INCOME

All tenants must submit certified proof of income within one month of adoption of this Police and on 31 March each year thereafter.

4.3 TERMINATION AND REPLACEMENT OF ALL EXISTING LEASE AGREEMENTS

All existing tenants will be given notice that their lease agreements are to be terminated with a thirty day notification period in terms of the termination clause contained in the relevant lease agreement and. be given option to enter into new lease agreements. Rental adjustments in this regard must be executed in terms of clause 4.1

5. CONDITIONS OF LEASE

5.1 DURATION AND TERMINATION OF THE LEASE

The duration of the lease agreement entered between the EMM and the tenants occupying the council owned public rental housing stock will be for a minimum of Two (2) years, renewable at the end of the term.

5.2 RENTAL DEPOSIT

The tenants occupying the council owned public rental housing stock will be required to pay rental deposit equal to one month's rental plus a water and electricity deposit equal to one month's average consumption of the rental unit on day that they sign the Lease Agreement with the EMM.

At the termination of the lease agreement all the rental unit that were occupied by the outgoing tenant will be inspected by the EMM to check if all the fixtures, fittings and installations in and outside the unit are still in good order or condition. In cases where some of the aspects of the unit are not in good order, the amount equivalent to the cost of the repair to the damage will be deducted from the tenant's deposit, and in cases where the rental unit is still in order the tenant will be refunded all the rental deposit amount at the termination of the lease agreement.

5.3 MONTHLY RENTAL

The tenants occupying the council owned public rental housing stock will be required to pay a monthly rental as determined by the EMM for the duration of the lease agreement subject, the EMM will also have the right to increase such rental amount by giving the tenant at least one month's written notice of such increase.

The tenants will be required to pay the first month's rent on the day of the signature of the lease agreement and thereafter in advance on the first day of each month, following the date on which the first payment was made.

The tenants occupying the Council Owned Housing Stock will be required to pay the rental amount at any of the pay points provided by the EMM.

In cases where the tenant fall in arrears with rental payments, through defaulting on payment or by arrangement with the EMM, interest on the rate of the prevailing prime rate of interest charged by the Ekurhuleni Metropolitan Municipality's banker plus 2% (two per centum) per annum shall be payable by the tenants on such arrears.

In cases where the tenant fail to pay the rental by the 7th of the month, the EMM will serve the tenant with the letter of demand requesting the payment, in cases where the tenant is still unable to pay without explanation; the EMM will institute the legal process to evict the tenant from the unit and deduct the amount that is owed by the tenant from the tenant's rental deposit.

5.4 USE OF UNIT

The tenants shall use the council owned public rental housing stock only for the purposes of a private residence and shall not be entitled to sublet the unit or any

part to a third party. The tenants will also not be allowed to use the premises for business purposes.

5.5 MAINTENANCE.

During the currency of the lease the EMM shall at his expense maintain the structural integrity of all main walls and roofs and it shall be the duty of the tenant to bring all the defects to the attention of the EMM.

The tenants in Council owned public rental housing stock will be responsible for the following maintenance during the currency of this Lease at his expense:

- (i) Keeping the exterior and the interior of the unit, including all doors and windows in good conditions;
- (ii) Keeping in proper working order, repair and replaces all locks, latches, door-handles, other fittings, all electric and other installations in and outside the unit and in cases where the damage was caused by a major breakdown of any electrical, water or sewerage installation, with the express exception of defective cooking appliances where such appliances were supplied by the EMM, the EMM will repair the damage at its own cost.
- (iii) The maintenance of stoves, where provided, shall not be undertaken by the Lessor nor shall a stove be replaced.

5.6 TRANSFER OF LEASE

In order to deal with succession issues in cases where a tenant is permanently unavailable to continue with the lease agreement due to death, long illness or detention, all the new tenants will be required to specify in the amended Lease Agreement the particulars of the person or persons who are nominated to continue with the lease agreement and the rental payments, provided that such nominee must be a member of the tenant's family already residing in the residence and declared on the original application form.

In an event of the death of the tenant, the person or persons who have been nominated to continue with the lease agreement will be required to enter into a new Lease Agreement with the EMM reflecting his/her particulars, and the rental amount charged on the unit will also be aligned to the his or her economic profile. And in cases where the person or persons who have been nominated to continue with the lease agreement cannot afford the rental that was paid by the deceased tenant, the EMM will reallocate the new tenants to unit that they can afford as soon as such unit becomes vacant and available.

In cases where the nominated person or persons are not interested in continuing with the Lease Agreement, the Lease Agreement will be terminated, and all the amounts that are still owed to the Council will be claimed from the deceased tenant's estate.

In cases where the children are under the age of 21 years and have no other source of income the EMMHD will notify the Ekurhuleni Metropolitan Municipality Department of Health and Social Development of the situation and request them to assist the children with:

- An appointment of a custodian / legal guardian;
- Application for the social grants that the children qualify for; and
- All the other assistance that can be offered to the children.

The EMMHD will also refer the affected minors to the Magistrate offices in the area for assistance with regard to with matters related to the estate of the deceased tenant.

6. ALLOCATION PROCESS

The allocation process begins when the applicant visits a Housing office to apply for rental accommodation in the Council Owned Housing Stock. The applicant will be required to complete a rental accommodation application form and attach certified copies of the following documents:

- Bar-coded South African Identity Document for both applicant and spouse;
- Proof of residence; and
- Proof of income for both applicant and spouse.

The applicant will then be issued with an application receipt as proof of application.

The next step in the process will be the screening of the rental application form by the EMM officials to check if the applicant meets all the qualification criteria and has attached all the necessary documents.

Applicants who do not meet the qualification criteria get rejected, and a letter sent to them indicating the reasons for the rejection, and applicants who meet the qualification criteria will then be checked on the E-Venus system to verify if they don't have bad debts owing to any local authority and a printout of their credit record attached to their application form.

Applicants who have bad debts owing to any local authority are rejected and a letter sent to them indicating the reasons for the rejection.

Applicants, without bad debts owing to any local authority, will be placed on the waiting list of pre-qualified applicants for rental accommodation to be maintained for this purpose on Regional level/Service Delivery Centre level.

When a rental unit becomes available, it will then allocated to the applicants who have been in the waiting list for the longest period, and the applicant is pre-screened to verify if they still meet the qualification criteria and also rechecked on the E-Venus system to verify if they still do not have bad debts owing to any local authority.

If the first applicant on the waiting list no longer meets the qualification criteria and / or are having bad debts to the council get rejected, and a letter sent to them indicating the reasons for the rejection. The unit is then allocated to the next applicant on the waiting list.

In cases where the applicant who is on top of the waiting list is unable or refuses to take occupation of the available unit for whatever reasons for the second time, he or she will be removed from the waiting list and will be required to apply again and his or her particulars will now be on the bottom of the list.

Applications that still meet the qualification criteria and do not have bad debts are then forwarded to the relevant official for final approval, and to verify if:

- The applicant meets the qualification criteria;
- All the required documents have been attached;
- There was no queue jumping in the waiting list, and
- The applicant does not have bad debts owing to any local authority by checking the E-Venus printout of the credit record attached to their application form.

Applicants approved, are then requested to complete and sign a two (2) year lease agreement and the rental deposit equal to one month's rental plus a water and electricity deposit equal to one month's average consumption of the rental unit.

The applicant is then allowed to move into the rental unit, and is requested to complete an inspection form indicating the defects that need to be fixed by the EMM in the rental unit.

Annexure "1"
to Policy

**NEW RENTAL FOR COUNCIL'S PUBLIC RENTAL HOUSING STOCK
FLATS**

**EASTERN REGION
SPRINGS CUSTOMER CARE CENTRE**

Name	Building Category	Economic Profile of Tenants	Layout	Current Rental	Proposed Open Market Rental 100% R
Awendgloed Flats	Retirement Village	Pensioners	30 x 1 Bedroom	62.82	1500.00
Presidentia Flats	Retirement Village	Pensioners	169 x 1 Bedroom	176.63	1600.00
Rusoord Flats	Retirement Village	Pensioners	30 x 1 Bedroom	70.12	1350.00
Molendam Flats	Retirement Village	Pensioners	28 x 1 Bedroom	27.46	1400.00
Markville Flats	Retirement Village	Pensioners	25 x 1 Bedroom	144.65	1500.00
Toekoms	Family Units	Sub Economic	13 x 1 Bed	313.27	1600.00
			28 x 2 Bed	313.27	1800.00
Olympia Palms	Family Units	Sub Economic	16 x 1 Bed	290.77	1600.00
			39 x 2 Bed	327.77	1800.00
			16 x 3 Bed	364.77	2000.00

KWA-THEMA CUSTOMER CARE CENTRE

Name	Building Category	Economic Profile of Tenants	Layout	Current Rental	Proposed Open Market Rental 100% R
Kwa – Thema Flats	Family Units	Sub Economic	12 x 2 Bedroom	659.00	800.00

NIGEL CUSTOMER CARE CENTRE

Name	Building Category	Economic Profile of Tenants	Layout	Current Rental	Proposed Open Market Rental 100% R
Alra Park Flats	Family Units	Sub Economic	44 x 1 Bedroom	101.92	1000.00
Dunnottar Flats	Retirement Units	Pensioners	36 x 1 Bedroom	133.55	1400.00

Name	Building Category	Economic Profile of Tenants	Layout	Current Rental	Proposed Open Market Rental 100% R
Mackenzieville Flats	Retirement Units	Sub Economic	10 x 1 Bedroom	101.53	1250.00
Noycedale Flats	Retirement Units	Pensioners	33 x 1 3 x 2 Bedroom	115.95 144.35	1500.00 1700.00
Burt Jooste Flats	Retirement Units	Pensioners	24 x 1 2 x 2 Bedroom	135.45 158.06	1600.00 1800.00

BRAKPAN CUSTOMER CARE CENTRE

Name	Building Category	Economic Profile of Tenants	Layout	Current Rental	Proposed Open Market Rental 100% R
Knightbridge Flats	Retirement Units	Pensioners	3 x Bachelor	239.79-295.21	1500.00
			7 x 1	298.66-367.24	1700.00
			4x 2 Bedrooms	341.62-422.29 Income based	1900.00
Roxana Flats	Retirement Units	Pensioners	6 x 1	334.27-368.18	1700.00
			14 x 2 Bedroom	334.27-395.15 Income based	1900.00
Weltevreden Flats	Family Units	Sub Economic	2 x 1	294.10-466.53	1700.00
			70 x 2	294.10-528.83	1900.00
			2 x 3 Bedroom	294.10-546.89 Income based	2200.00
Tweedy Park Cottages	Retirement Units	Pensioners	50 x 1 Bedroom	233.43	1600.00
Tweedy Park Flats	Retirement Units	Pensioners	112 x Bachelor	148.80-175.44 Income based	1500.00

ACTONVILLE CUSTOMER CARE CENTRE

Name	Building Category	Economic Profile of Tenants	Layout	Current Rental	Proposed Open Market Rental 100% R
Lahore Court	Family Units	Sub Economic	32 x 1 40 x 2 Bedroom	125.00	1300.00
				137.00	1500.00
Aloe Court	Family Units	Sub Economic	40 x 1 40 x 2 Bedroom	125.00	1200.00
				137.00	1400.00
Delhi Court	Family Units	Sub Economic	67 x 2 30 x 3 Bedroom	143.00	1400.00
				152.00	1600.00
Agra Court	Family Units	Sub Economic	12 x 2 Bedroom	136.00	1400.00
Ajmery Court	Family Units	Sub Economic	12 x 2 Bedroom	136.00	1300.00
Aligarh Court	Family Units	Sub Economic	12 x 2 Bedroom	136.00	1400.00
Bangalore Court	Family Units	Sub Economic	18 x 2 Bedroom	136.00	1500.00
Karachi Court	Family Units	Sub Economic	35 x 2 28 x 3 Bedroom	136.00	1400.00
				140.00	1600.00
Azalea Court	Family Units	Sub Economic	28 x 1 20 x 2 Bedroom	124.00	1100.00
				135.00	1300.00
Flora Court	Family Units	Sub Economic	56 x 1 48 x 2 Bedroom	124.00	1300.00
				135.00	1500.00
Primrose Court	Family Units	Sub Economic	28 x 1 20 x 2 Bedroom	124.00	1100.00
				135.00	1300.00
Ashok Crescent	Family Units	Sub Economic	40 x 3 Bedroom	118.00	1700.00

BENONI CUSTOMER CARE CENTRE

Name	Building Category	Economic Profile of Tenants	Layout	Current Rental	Proposed Open Market Rental 100% R
Deneys Conradie Flats	Retirements Units	Pensioners	20 x Single	235.00	1100.00
			80 x Double Bachelor	253.00	1300.00
Pauline Davis Court	Retirements Units	Pensioners	64 x Single	235.00	1000.00
			76 x Double Bachelor	253.00	1200.00
Farrarmere Gardens	Family Units	Sub Economic	15 x Bachelor	150.00	1600.00
			48 x 1	220.00	1600.00
			50 x 2	230.00	1800.00
			50 x 3 Bedroom	250.00	2200.00

**SOUTHERN REGION
ALBERTON CUSTOMER CARE CENTRE**

Name	Building Category	Economic Profile of Tenants	Layout	Current Rental	Proposed Open Market Rental 100% R
Parklands Mews	Family Units	Open Market	48 x 2 Bedroom	1500.00	3000.00
Eden Mews	Family Units	Sub Economic	100 x 2 Bedroom	700.00	2000.00
Silverkroon Flats	Retirement Units	Pensioners	40 x Bachelor	200.00	1600.00
			20 x 1 Bedroom		2000.00

THOKOZA CUSTOMER CARE CENTRE

Name	Building Category	Economic Profile of Tenants	Layout	Current Rental	Proposed Open Market Rental 100% R
Tokoza Mews	Family Units	Sub Economic	150 x 2 Bedroom	700.00	1800.00

GERMISTON CUSTOMER CARE CENTRE

Name	Building Category	Economic Profile of Tenants	Layout	Current Rental	Proposed Open Market Rental 100% R
Corrie Oberholzer Flats	Retirement Units	Pensioner	48 x Bachelor	168.00	1600.00
Driehoek Boarding House	Sub Economic	Sub Economic	26 x Bachelor	181.85	800.00
Davin Court	Family Units	Sub Economic	12 x 1 Bedroom	873.00	1700.00
Queens Court	Family Units	Sub Economic	4 x 2 Bedroom	1018.00	2000.00
Tedstoneville	Family Units	Sub Economic	11 x 3 Bedroom	1280.00	2500.00

BOKSBURG CUSTOMER CARE CENTRE

Name	Building Category	Economic Profile of Tenants	Layout	Current Rental	Proposed Open Market Rental 100% R
Olivia Court	Family Units	Sub Economic	4 x 2 Bedroom	157.00	1300.00
Andries Scribante Flats	Retirement Units	Pensioners	220 x Bachelor	145.00–186.00	1500.00
Rome Place Flats	Family Units	Open Market	6 x 2 Bedroom	Council	1500.00
Down Town Flats	Family Units	Open Market	12 x 2 Bedroom	Council	1500.00
Delmore Flats	Retirement Units	Sub Economic	12 x 2 Bed Duplex	220.00	1500.00
			8 x 2 Bed	220.00	1500.00
			5 x 2 Bed Malcolm	100.00	1300.00
Van Dyk Park Flats	Family Units	Sub Economic	8 x 2 Bedroom	468.88	2200.00
Sky Str Houses	Family Units	Sub Economic	8 x 2 Bed	231.27	1400.00
			13 x 2 Bed	302.72	1800.00
			27 x 3 Bed	351.22 to 363.38	2200.00

REIGER PARK CUSTOMER CARE CENTRE

Name	Building Category	Economic Profile of Tenants	Layout	Current Rental	Proposed Open Market Rental 100% R
Reiger Park Flats	Family Units	Sub Economic	48 x 1	237.69	1300.00
			306 x 2	273.23	1500.00
			46 x 3 Bedroom	322.10	1700.00

VOSLOORUS CUSTOMER CARE CENTRE

Name	Building Category	Economic Profile of Tenants	Layout	Current Rental	Proposed Open Market Rental 100% R
Nguni Flats	Family Units	Sub Economic	128 x 1 Bedroom	60.00	550.00
Sotho Flats	Family Units	Sub Economic	124 x 1 Bedroom	60.00	550.00

**NORTHERN REGION
KEMPTON PARK CUSTOMER CARE CENTRE**

Name	Building Category	Economic Profile of Tenants	Layout	Current Rental	Proposed Open Market Rental 100% R
Wally Haywood Gardens	Family Units	Sub Economic	30 x 2 Bedroom	1018.00	2200.00
Kruinhof Cottages	Retirement Units	Pensioners	64 x Bachelor 20 x 1 Bedroom	181.52	1600.00 1800.00
Kruinhof Flats	Retirement Units	Pensioners	20 x 1 Bedroom	310.00	1700.00
Beacon House	Retirement Units	Pensioners	39 x Bachelor 4 x 1 Bedroom	186.00	1600.00 1800.00
Cora Erasmus Flats	Retirement Units	Pensioners	45 x Bachelor	172.72	1700.00
Ixia Court	Family Units	Open Market	4 x 2 Bedroom	1018.00	2200.00
Tilia Court	Family Units	Open Market	4 x 2 Bedroom	1018.00	2200.00
Wychwood Mansions	Family Units	Sub Economic	24 x Bachelor 32 x 1 6 x 2 Bedroom	1018.00	1600.00 1800.00 2100.00
Geldenhuis Gardens	Family Units	Sub Economic	24 x Bachelor 32 x 1 6 x 2 Bedroom	1018.00	1600.00 1800.00 2100.00

AFFORDABLE RENTAL ACCOMMODATION (HOSTELS)

Unit Type	Tokoza Kwa Mazibuko Kwesine Clover Nguni Sotho Park President Peter Faber Police Barracks Selcast Wattville Kwa-Thema	Buya Futhi Khutsong NCP Masisulu	Daveyton Ehlanzeni Sethokga Vusi musu
Single bed with shared kitchen and ablution facilities: With electricity	R50.00/month	R70.00/month	R60.00/month
Single bed with shared kitchen and ablution facilities: With pre-paid meters or without electricity	R40.00/month	R60.00/month	R50.00/month
1-Bedroom family accommodation	R90.00/month	R110.00/month	R100.00/month
2-Bedroom family accommodation	R110.00/month	R150.00/month	R140.00/month
3-Bedroom family accommodation	R175.00/month	R210.00/month	R200.00/month
Dormitory type accommodation / Bed	R50.00/month	R70.00/month	R60.00/month