



Johannesburg Social Housing Company

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July 2025

2025-2026 MTREF

Johannesburg Social Housing Company (JOSHCO) herewith in line with MFMA 87 (4) and (10), MBRR 46 (1): make public the approved annual budget of the municipal entity.
The City of Johannesburg Metro Municipality Council approved 2025-2026 MTREF for the Johannesburg Social Housing Company as follows:

CITY OF JOHANNESBURG DETAIL MEDIUM-TERM CAPITAL BUDGET 2025/26 - 2027/28

	Project Name	Project Number	TSR KFW IFC	Total Estimated Project Cost R 000	Budget 2025/26 R 000	Budget 2026/27 R 000	Budget 2027/28 R 000
19R	JOSHCO						
	Lufhereng Social Housing Project Region D	2323		69 120	10 000	3 200	55 920
	Lombardy East Social Housing Project Region E	2352		18 500	1 000		17 500
	Randburg Selkirk Social Housing Project Region B	2353		45 000	20 000		25 000
	Nancefield Social Housing Project Region D	2359		55 000	55 000		
	Inner City Buildings Acquisitions	2419		6 580		3 290	3 290
	Marlboro Social Housing Project Region E	3535		3 800	1 000	1 400	1 400
	EXISTING STOCK REDEVELOPMENT UPGRADE AND MAJOR MAINTENANCE Renewal Building Alterations JOHANNESBURG F City Wide	3796		15 000	10 000		5 000
	Devland Golden Highway Social Housing Project Region D	3885		20 200	10 000	10 200	
	Casamia Inner City Building Upgrade Region F	4046		6 600	1 000	2 800	2 800
	Smit Street Inner City Building Conversion Region F	22282		49 140	500	38 640	10 000
	Booyens Street Inner City Conversion	22468		38 700	38 000	700	
	38 Rissik Street (NBS) Inner City Building Conversion	22470		10 815	1 000	2 815	7 000
	Malvern Building Conversion	22550		10 500	500		10 000
	Turn-Key 1: Region A	23366		74 000	53 000	10 500	10 500
	Turn-Key 1: Region B	23367		9 400	1 000	4 200	4 200
	Park Chambers	30041		21 300	2 000	16 800	2 500
	Kelvin	30042		6 600	1 000	2 800	2 800
	Frank Brown/ Milpark Social Housing Development	30043		29 137	637	21 000	7 500
	Turn-Key : Region F (Denver Social Housing)	30044		47 100	1 000	33 600	12 500
33	Sub Total				206 637	151 945	177 910

JOHANNESBURG SOCIAL HOUSING COMPANY

MEDIUM TERM OPERATING BUDGET 2025/26 - 2027/28

Financial Performance (revenue and expenditure)

Description R thousand	Current Year 2024/25		2025/26 Medium Term Revenue & Expenditure Framework		
	Original Budget R 000	Adjusted Budget R 000	Budget Year 2025/26 R 000	Budget Year +1 2026/27 R 000	Budget Year +2 2027/28 R 000
EXCHANGE REVENUE					
Service charges - Electricity					
Service charges - Water					
Service charges - Waste Water Management					
Service charges - Waste Management					
Sale of Goods and Rendering of Services	3 982	3 982	4 165	4 357	4 553
Agency services					
Interest earned from Receivables	25 474	25 474	26 646	27 872	29 126
Interest earned from Current and Non Current Assets					
Rental from Fixed Assets	146 750	153 511	171 832	184 100	195 265
Operational Revenue	67 754	67 754	70 870	74 130	77 465
NON-EXCHANGE REVENUE					
Property rates					
Surcharges and Taxes					
Fines, penalties and forfeits					
Licences or permits					
Transfer and subsidies - Operational					
Interest					
Fuel Levy					
Operational Revenue					
Gains on disposal of Assets					
Other Gains					
TOTAL DIRECT REVENUE excl. capital grants/contr.	243 960	250 721	273 513	290 459	306 409
Interest earned from Receivables - Inter-Company	1 591		1 821	1 903	1 989
Operational Revenue - Inter-Company		6 000			
Transfer and subsidies - Operational Inter-Company	133 501	143 863	140 081	138 590	141 951
Costing - Internal Revenue					
Total Internal Transfers	135 092	149 863	141 902	140 493	143 940
TOTAL REVENUE excl. capital grants/contributions.	379 052	400 584	415 415	430 952	450 349
EXPENDITURE					
Employee related costs	201 212	222 744	234 661	247 215	258 340
Remuneration of councillors					
Bulk purchases - electricity					
Inventory consumed	22	22	22	22	23
Debt impairment	26 408	26 408	27 613	28 891	30 197
Depreciation and amortisation	1 705	1 705	1 783	1 865	1 949
Interest	1 005	1 005	1 051	1 099	1 148
Contracted services	72 677	72 677	76 021	79 519	83 096
Transfers and subsidies					
Operational costs	74 068	74 068	72 192	70 176	73 334
Losses on disposal of Assets					
Other Losses					
TOTAL DIRECT EXPENDITURE	377 097	398 629	413 343	428 787	448 087
Interest - Inter-Company					
Operational costs - Inter-Company	1 955	1 955	2 072	2 165	2 262
Transfers and subsidies - Inter-Company					
Costing - Internal Expenditure					
Total Internal Transfers	1 955	1 955	2 072	2 165	2 262
TOTAL EXPENDITURE	379 052	400 584	415 415	430 952	450 349
SURPLUS/(DEFICIT)					
Transfers and subsidies - capital (monetary allocations)					
Transfers and subsidies - capital (in-kind)					
SURPLUS/(DEFICIT) AFTER CAPITAL TRANSFERS					

Executive Directors: Ms. Nokwazi Mtshali (Acting: CEO & ED), Mr. Floyd Rikhotso (CFO & ED),
Mr. Theodore Dhlamini (Chairperson & NED), Ms. Madonna Rangaka (Company Secretary), Ms. Thandeka Tshabalala (NED),
Mr. Musa Shibambo (NED), Dr. Thulani Mdadane, (NED), Ms. Tabisa Poswa (NED), Mr. Zamikhaya Xalisa (NED),
Mr. Lawrence Ndlovu (NED), Mr. Ntokozo Mjiyako (NED) Ms. Bayiphiwe Simelane (NED), Mr. Jason Sobekwa (NED),
Registration Number: 2003/008063/30