

Core Business

JPC is a dynamic, visionary property Company mandated to manage and develop the CoJ's R8.6 billion property portfolio. As a promoter of innovative solutions to the development challenges of contemporary Johannesburg, JPC utilises council-owned land assets to leverage private sector investment in public infrastructure. JPC's core business is to manage the property assets of the CoJ, maximising the social, economic and financial value of the CoJ's property portfolio, and enhancing the efficiency of its use. The Company's overarching mandate is to support the achievement of the CoJ's strategic priorities, including economic and social development, and the service delivery objectives.

Day-to-day Operations

JPC provides the following services for CoJ's property portfolio:

- Property Development;
- Property Management;
- Facilities Management which includes Informal Trading and Public Transport;
- Asset Management; and
- All ancillary services related to the above.

Highlights and Achievements

Asset Management

Land Strategy

Implementation of the Land Strategy is underway. During the year, a process of stakeholder engagement was initiated with representatives of various CoJ departments and MOEs, which comprise JPC's tenant base. The aim is to gain an in-depth understanding of their service delivery objectives and ascertain their land requirements as well as their future plans, which support these objectives. Stakeholder consultations were held with Johannesburg Social Housing Company, Development Planning, Johannesburg City Parks and Zoo, Health Department, Transportation Department, Environment and Infrastructure Services, Johannesburg Development Agency, Community Development and City Power.

Physical Verification of CoJ Properties

The physical verification of immovable assets is an ongoing strategic approach, underpinning the Land Strategy, that seeks to optimise land as a vital resource in achieving the City's objectives. This is key to Asset Management, as it provides a fundamental understanding of assets at different strategic levels, including the current use, condition, remaining life span and the lifecycle as well as the optimal use.

29 742 Properties were inspected and uploaded, representing the entire CoJ property portfolio at the time the project was undertaken.

Representatives of the Extended Public Works Programme (EPWP) who visited the field agents on site to assess progress were impressed with the innovation that JPC has brought to the project. In addition they commended the experience and practical work enhancement the project has created for field verification agents. The project utilises various tools, notably, in the automated phase, the recently completed JPC Arc Viewer geodatabase and reporting tool. The geodatabase is a live tool linked to the site inspection device. All data captured in the field is uploaded in real time. It is tailored to provide conclusive field data in a manner that is responsive to users. The scale of this asset project has brought the expertise of built environment specialists and university graduates under one roof.