



CENTURYCITY

Smart City. Smart Choice.

28 November 2025

To All Century City Property Owners' Association Members

Dear Member

CCPOA BUDGET FOR 2026

On 27 November 2025 the CCPOA Board considered a Medium Term Income and Expenditure Framework 2026 – 2030, together with a five year infrastructure and maintenance plan before approving the income and expenditure budgets for the period January – December 2026.

The Operational Budget covers the provision of safety & security, landscaping, cleaning, maintenance, environmental, transport and administrative services as well as scheduled major painting & refurbishment projects and infrastructure maintenance.

Key Capital/Special Projects for 2026 include:

- Road Structural Maintenance
- Canal Repairs
- Ongoing CCTV Camera rollout and replacements
- Ficus tree removal and replacement project

After careful evaluation of the CCPOA's current financial position, 2026 budgets and medium term projections which includes the need to supplement the reserves, I am pleased to advise that it has proved possible to restrict levy increases to 5.5% for 2026.

Accordingly, the levies (excluding vat) for 2025 are as follows:

	2025	2026
Offices	R4.71 / bulk m ²	R4.97 / bulk m ²
Retail	R4.71 / bulk m ²	R4.97 / bulk m ²
Hotels	R223.65 per room	R235.95 per room
Residential	R233.05 per unit	R245.87 per unit

The irrigation water tariff will increase to R9.90 per kilolitre and continue to be directly linked to the City Council's treated effluent water tariff for commercial/domestic users.

The above increases are effective from 1 January 2026.

Yours faithfully

MARINUS BOSHOFF
Chief Executive Officer

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(Non Profit Company)



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