

**EKURHULENI METROPOLITAN MUNICIPALITY**

**TARIFFS : BUILDING PLANS AND RELATED FEES**

In terms of the relevant legislation the Ekurhuleni Metropolitan Municipality at a meeting held on **28 April 2016**, resolved to amend its Tariffs for Building Plans and Related Fees, with effect from **1 July 2016**, as follows

ALL TARIFFS LISTED BELOW OR TO BE CALCULATED IN TERMS OF THIS SCHEDULE OF TARIFFS ARE **VAT INCLUDED**.

	<b>Tariff</b>	<b>Amount (2015/16)</b>	<b>Amount (2016/17)</b>
1A	<b>Residential Buildings</b>		
	Building Plans: (New Work, Additions, as built etc) 0,1m <sup>2</sup> to 3 000m <sup>2</sup>	<b>R13.30</b> per m <sup>2</sup> or part thereof for building, plans from 0, 1-3000 m <sup>2</sup> with a minimum fee <b>R980</b> per Building Plan submitted and a maximum fee of <b>R39 900.00 plus</b> application fee for Certificate of occupation as per tariff 15.	<b>R13.90</b> per m <sup>2</sup> or part thereof for building, plans from 0, 1-3000 m <sup>2</sup> with a minimum fee <b>R1030</b> per Building Plan submitted and a maximum fee of <b>R41 700.00 plus</b> application fee for Certificate of occupation as per tariff 15.
	3001 m <sup>2</sup> to 10 000 m <sup>2</sup>	<b>R39 900.00 plus R8.40/ m<sup>2</sup></b> or part thereof for the remaining building area exceeding 3000 m <sup>2</sup> up to 10 000 m <sup>2</sup> per Building Plan submitted and a maximum fee of <b>R98 700.00 plus</b> application fee for Certificate of occupation as per tariff 15.	<b>R41 700.00 plus R8.80/ m<sup>2</sup></b> or part thereof for the remaining building area exceeding 3000 m <sup>2</sup> up to 10 000 m <sup>2</sup> per Building Plan submitted and a maximum fee of <b>R103 300 plus</b> application fee for Certificate of occupation as per tariff 15.
	10 001 m <sup>2</sup> and above (No limit)	<b>R98 700.00 plus R5.40 / m<sup>2</sup></b> or part thereof for the remaining building area exceeding 10 000 m <sup>2</sup> with	<b>R103 300.00 plus R5.70 / m<sup>2</sup></b> or part thereof for the remaining building area exceeding 10 000 m <sup>2</sup> with

	Tariff	Amount (2015/16)	Amount (2016/17)
		no limit per Building Plan submitted <b>plus</b> application fee for Certificate of occupation as per tariff 15.	no limit per Building Plan submitted <b>plus</b> application fee for Certificate of occupation as per tariff 15.
1 B	<b>All other Uses. Industrial, Commercial,</b>		
	0,1 m <sup>2</sup> to 3000 m <sup>2</sup>	<b>R14.00</b> per m <sup>2</sup> or part thereof for building plans 0,1-3000 m <sup>2</sup> with a minimum fee of <b>R2200.00</b> per Building Plan submitted and a maximum fee of <b>R42 000.00 plus</b> application fee for Certificate of occupation as per tariff 15.	<b>R14.70</b> per m <sup>2</sup> or part thereof for building plans 0,1-3000 m <sup>2</sup> with a minimum fee of <b>R2350.00</b> per Building Plan submitted and a maximum fee of <b>R44 100.00 plus</b> application fee for Certificate of occupation as per tariff 15.
	3001 m <sup>2</sup> to 10 000 m <sup>2</sup>	<b>R42 000.00 plus R8.40/ m<sup>2</sup></b> or part thereof for the remaining building area exceeding 3000 m <sup>2</sup> up to 10 000 m <sup>2</sup> per Building Plan submitted and a maximum fee of <b>R100 800 plus</b> application fee for Certificate of occupation as per tariff 15.	<b>R44 100.00 plus R8.80/ m<sup>2</sup></b> or part thereof for the remaining building area exceeding 3000 m <sup>2</sup> up to 10 000 m <sup>2</sup> per Building Plan submitted and a maximum fee of <b>R105 700 plus</b> application fee for Certificate of occupation as per tariff 15.
	10 001 m <sup>2</sup> and above (No limit)	<b>R100 800. 00 plus R5.40/ m<sup>2</sup></b> or part thereof for the remaining building area exceeding 10 000 m <sup>2</sup> with no limit per Building Plan submitted <b>plus</b> application fee for Certificate of occupation as per tariff 15.	<b>R105 700. 00 plus R5.70/ m<sup>2</sup></b> or part thereof for the remaining building area exceeding 10 000 m <sup>2</sup> with no limit per Building Plan submitted <b>plus</b> application fee for Certificate of occupation as per tariff 15.
2.	Swimming Pools/Ponds	<b>R390.00</b> per separate building plan <b>plus</b> application fee for Certificate of occupation as per tariff 15.	<b>R410.00</b> per separate building plan <b>plus</b> application fee for Certificate of occupation as per tariff 15.
3.	Minor Building Works	<b>R390.00</b> per separate building plan <b>plus</b> application fee for Certificate of occupation as per tariff 15.	<b>R410.00</b> per separate building plan <b>plus</b> application fee for Certificate of occupation as per tariff 15.

	<b>Tariff</b>	<b>Amount (2015/16)</b>	<b>Amount (2016/17)</b>
4	Mass Contracted Low Cost Housing projects funded by means of National Housing Capital Subsidies (RDP)	<b>R47.00</b> per dwelling unit	<b>R49.00</b> per dwelling unit
5.	Septic, Vacuum, Fuel Tanks and Gas Installations	<b>R430.00</b> per submission <b>plus</b> application fee for Certificate of occupation as per tariff 15.	<b>R450.00</b> per submission <b>plus</b> application fee for Certificate of occupation as per tariff 15.
6.	Cell phone masts, radio masts, television masts	<b>R2 750.00</b> per submission <b>plus</b> application fee for Certificate of occupation as per tariff 15.	<b>R2 890.00</b> per submission <b>plus</b> application fee for Certificate of occupation as per tariff 15.
7.	Re-inspection fee (If inspection does not comply with approved Plans or Building Regulations)	<b>R430.00</b> per site inspection	<b>R450.00</b> per site inspection
8.	Search fee	<b>R95.00</b> per erf	<b>R100.00</b> per erf
9.	Building plan fees for Government buildings	<b>As per tariff 1B and tariff 15</b>	<b>As per tariff 1B and tariff 15</b>
10.	<b>Cost Plan copies</b>		
	<b>Black and White</b>		
	<b>Size</b>		
	A0	<b>R23.50</b> each	<b>R25</b> each
	A1	<b>R12.80</b> each	<b>R13.80</b> each
	A2	<b>R6.00</b> each	<b>R6.40</b> each
	A3	<b>R4.70</b> each	<b>R5.00</b> each
	A4	<b>R2.50</b> each	<b>R2.70</b> each
	<b>Colour</b>		
	A0	<b>R150.00</b> each	<b>R155.00</b> each
	A1	<b>R75.00</b> each	<b>R78.00</b> each
	A2	<b>R38.00</b> each	<b>R41.00</b> each
	A3	<b>R24.00</b> each	<b>R25.00</b> each

	Tariff	Amount (2015/16)	Amount (2016/17)
	A4	R17.00 each	R18.00 each
11.	<b>Scanning of building plans and other related documents for submission (where applicable) including printing of one set of building plans upon approval</b>		
	A0	R55.00 each	R55.00 each
	A1	R45.00 each	R45.00 each
	A2	R34.00 each	R34.00 each
	A3	R11.00 each	R11.00 each
	A4	R6.60 each	R6.60 each
	<b>Provision of soft copies of existing/approved building plans (When available)</b>		
	CD	R34.00 each	R34.00 each
	Email	R28.00 per erf	R28.00 per erf
12.	Application for demolition permit	R700.00 per erf per application per erf per portion of an erf per remainder of an erf	R750.00 per erf per application per erf per portion of an erf per remainder of an erf
13	Application for demolition Building Permit for Government Buildings	As per tariff 12	As per tariff 12
14.	Provisional authorization to commence with building work in terms of Section 7(6) of the National Building Regulations and Building Standards Act, 1977 of 103, as amended	R4 200.00 per application per erf per portion of an erf per remainder of an erf	50% of building plan submission fee per application per erf per portion of an erf per remainder of an erf
14a	Provisional authorization to commence with building work in terms of Section 7(6) of the National Building Regulations and Building Standards Act, 1977 of 103, as amended for Government Buildings and Mass Contracted Low Cost Housing projects funded by means of National Housing Capital Subsidies (RDP) Houses	As per tariff 14	As per tariff 14
15.	Application for Certificate of occupancy <b>(Payable upon submission of</b>	Minimum of R95.00 per application per erf per unit per portion of an erf per	Minimum of R100.00 per application per erf per unit per portion of an erf per

	Tariff	Amount (2015/16)	Amount (2016/17)
	<b>Building plan)</b>	remainder of an erf <b>or</b> 5% of the building plan submission fee paid on submission of a building plan (Whichever is the highest).	remainder of an erf <b>or</b> 5% of the building plan submission fee paid on submission of a building plan (Whichever is the highest).
15a	Application for Certificate of occupancy for Mass Contracted Low Cost Housing projects funded by means of National Housing Capital Subsidies (RDP)	<b>R Nil</b>	<b>R Nil</b>
15b	Application for permission to occupy a building before issuing the certificate of occupancy  - <b>Tariff applicable for buildings of 0 m<sup>2</sup> to 1000 m<sup>2</sup>,</b>  - <b>1001 m<sup>2</sup> to 5000 m<sup>2</sup></b>  - <b>5001 m<sup>2</sup> and above</b>	<b>R2 800.00</b>  <b>R5 600.00</b>  <b>R11 200.00</b>	<b>R2 950.00</b>  <b>R5 850.00</b>  <b>R11 700.00</b>

NB. It must be noted that E.M.M and all its entities and departments are exempted from the above tariffs as per Finance Guidelines, but compliance with the National Building Regulations and Standards Act, no 103 of 1977, is still a requirement.

**OFFICIAL RESPONSIBLE FOR DRAFTING THE ITEM / REPORT**

I declare that the "item/ report" adheres to the guidelines provided by the Council for drafting items/reports and that the information provided is accurate and reliable.

Name: Tshepiso Chuene  
Designation: Manager Building Control

**Contact details:**

Tel (Office): 999 4571 Tel (Cell): 082 441 1697

**Signature:** \_\_\_\_\_

**Approved** | **Not Approved** (for submission to HEAD of DEPARTMENT for **NOTING**)

**HEAD OF DEPARTMENT**

(for submission to **Finance** for Finalisation)

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File: 5/5/1/8  
Council Resolution PT 70-2001 CM 23/08/2001  
Publication:  
Local Authority Notice Number:  
Amendment Council Resolution PT 70-2002 CM 26/03/2002  
Publication:  
Local Authority Notice Number:  
Amendment Council Resolution PT 100-2002(C) CM 25/06/2002  
Publication:  
Local Authority Notice Number:  
Council Resolution A-PT(5-2003) CM 29/05/2003  
Publication:  
Local Authority Notice Number:  
Council Resolution A-PT (9-2004) CM 29/04/2004  
Publication:  
Local Authority Notice Number:  
Council Resolution A-PT (5-2005) CM 28/04/2005  
Publication:  
Local Authority Notice Number:  
Amended: A-IS (1-2006) 25/05/2006  
Publication: Gauteng Provincial Gazette Number 255 dated 19 July 2006  
Local Authority Notice Number: 1974  
Amended: Council Resolution A-HD (3a-2006) dated 27 July 2006  
Publication:  
Local Authority Notice Number:  
Amended: A-IS (04-2007) CM 31/05/2007  
Publication: Gauteng Provincial Gazette No 217 dd 15 August 2007  
Local Authority Notice Number: 2037  
Amended: A-F (23-2008) CM 29/05/2008

**AMENDMENT OF TARIFFS FOR BUILDING PLANS AND RELATED FEES**

Publication:	No 201 dd 6 August 2008
Local Authority Notice Number:	1759
Amended:	A-F(23-2009) CM 28/05/2009
Publication:	Gauteng Provincial Gazette Extra-Ordinary No. 144 dd 01 July 2009
Local Authority Notice Number:	1014
Amended:	A-F(34-2009) CM 30/07/2009
Publication:	Gauteng Provincial Gazette No 200 dd 2 September 2009
Local Authority Notice Number:	2828
Amended:	A-F (20a-2012) CM 31/05/2012
Publication:	Extra Ordinary Gazette No 159 dd 13 June 2012
Local Authority Notice Number:	766
Amended:	A-F (30-2013) CM 30/05/2013
Publication:	Extra Ordinary Gazette No 152 dd 10 June 2013
Local Authority Notice Number:	731
Council Resolution	A-F (17-2014) CM 29/05/2014
Gauteng Provincial Gazette:	Extra Ordinary 134 dd 06 June 2014
Local Authority Notice Number:	713
Council Resolution	A-F (13-2015) CM 28/05/2015
Gauteng Provincial Gazette	Extra Ordinary 229 dd 12 June 2015
Local Authority Notice Number	1009
Council Resolution	A-F (32-2016) CM 28/04/2016
Publication:	Ordinary Gazette 215 dd 15 June 2016
Local Authority Notice Number:	915