



SCHEDULE "25"

CITY OF EKURHULENI

TARIFFS: REAL ESTATE

In terms of the relevant legislation the City of Ekurhuleni at a meeting held on **26th May 2021**, resolved to amend its Tariffs for Real Estate with effect from **1 July 2021** as follows:

ALL TARIFFS INCLUDE VAT

1. TARIFFS

DESCRIPTION	Tariff 2020-21 (VAT Inclusive)	Tariff 2021-22 (VAT Inclusive)
APPLICATION FEE:		
Lease or purchase of municipal owned land, land vested in the municipality and municipal owned buildings or portions thereof	R500, 00 per application submitted	R519, 50 per application submitted
ADVERTISING FEE:		
Category three posters to display news headlines for a newspaper	R8, 95 per frame per month	R9, 30 per frame per month
Leases: leases and encroachments more than 50cm over property boundary or bigger than 50m ²	R5 100, 00 per transaction and may be shared in event of more than 1 applicant	R5 299, 00 per transaction and may be shared in event of more than 1 applicant
Property Sales: advertisement required in terms of Section 79 (18) of the Local Government Ordinance, No.17 of 1939		
Value in terms of purchase price ≤ R300 000	R1 080, 00 per transaction	R1 122, 10 per transaction
Value in terms of purchase price > R301 000	R3 350, 00 per transaction	R3 480, 50 per transaction

DESCRIPTION	Tariff 2020-21 (VAT Inclusive)	Tariff 2021-22 (VAT Inclusive)
Value in terms of purchase price > R1 000 000	R4 480, 00 per transaction	R4 655, 00 per transaction
Value in terms of purchase price > R5 000 000	R6 700, 00 per transaction	R6 961, 00 per transaction
LEASE PREPARATION FEE:		
Standard lease agreements:	R1 080, 00 per concluded lease	R1 122, 10 per concluded lease
SALE AGREEMENT PREPARATION FEE: No charge, to be paid by applicant as part of conveyancing costs		
CONTRACTS:		
Advertisements on litter bins	Rate per tender	Rate per tender
Advertisements on Public transport shelters		
Suburb name signs		
Industrial stack signs		
Category Two posters for commercial advertising		
Street name advertising signs		
Advertising on Taxi ranks		
TV screens at EMM facilities		
Indoor advertising signage at EMM facilities		
Real Estate identified advertising signs on municipal owned land, land vested in the municipality and municipal owned buildings		
Wrapping of Buildings:	Rate per tender / valuation	Rate per tender / valuation
Cellular Masts and telecommunication equipment:	Rate per tender / valuation	Rate per tender / valuation
FIXED RENTAL PER SIGN ERECTED OR AFFIXED TO OR ON COUNCIL PROPERTY BY NON MEDIA OWNER:		
Monthly rental payable in arrears per m² of the total advertisement area of each sign according to road classification		
Class 1 - Primary metropolitan distributor electronic sign	R400, 00	R415, 60
Class 1 - Primary metropolitan distributor illuminated sign	R147, 00	R152, 80
Class 1 - Primary metropolitan distributor non-illuminated sign	R95, 00	R98, 70
Class 2 - Metropolitan distributor electronic sign	R300, 00	R311, 70
Class 2 - Metropolitan distributor illuminated sign	R116, 00	R120, 50

DESCRIPTION	Tariff 2020-21 (VAT Inclusive)	Tariff 2021-22 (VAT Inclusive)
Class 2 - Metropolitan distributor non-illuminated sign	R80, 00	R83, 10
Class 3 - District distributor electronic sign	R200, 00	R207, 75
Class 3 - District distributor illuminated sign	R73, 50	R76, 35
Class 3 - District distributor non-illuminated sign	R50, 00	R52, 00
Class 4 & 5 - Collector and Access street electronic sign	R100, 00	R103, 90
Class 4 & 5 - Collector and Access street illuminated sign	R25, 20	R26, 20
Class 4 & 5 - Collector and Access street non-illuminated sign	R15, 00	R15, 55
RENTAL PER SIGN ERECTED OR AFFIXED TO OR ON COUNCIL PROPERTY BY MEDIA OWNER:		
Monthly rental payable in arrears per advertisement area will be whichever greater of the fixed rental (1.) or percentage income (2) values as set out below.		
1.Fixed Monthly rental payable in arrears per m² of the total advertisement area of each sign according to road classification		
Class 1 - Primary metropolitan distributor electronic sign	R400, 00	R415, 60
Class 1 - Primary metropolitan distributor illuminated sign	R147, 00	R152, 80
Class 1 - Primary metropolitan distributor non-illuminated sign	R95, 00	R98, 70
Class 2 - Metropolitan distributor electronic sign	R300, 00	R311, 70
Class 2 - Metropolitan distributor illuminated sign	R116, 00	R120, 50
Class 2 - Metropolitan distributor non-illuminated sign	R80, 00	R83, 10
Class 3 - District distributor electronic sign	R200, 00	R207, 75

DESCRIPTION	Tariff 2020-21 (VAT Inclusive)	Tariff 2021-22 (VAT Inclusive)
Class 3 - District distributor illuminated sign	R73, 50	R76, 35
Class 3 - District distributor non-illuminated sign	R50, 00	R52, 00
Class 4 & 5 - Collector and Access street electronic sign	R100, 00	R103, 90
Class 4 & 5 - Collector and Access street illuminated sign	R25, 20	R26, 20
Class 4 & 5 - Collector and Access street non-illuminated sign	R15, 00	R15, 55
2. Percentage income payable in arrears per advertisement		
Super, large, small billboards and electronic signs	20 % of the gross income received by the media owner from the advertiser	20 % of the gross income received by the media owner from the advertiser
Undefined advertising signs $\geq 4,5m^2$		
Sky, roof and flat signs		
Signs painted on walls and roofs and mural advertisements		
Landscape advertisements		
Advertising on bridges, boundary walls and fences		
Advertisements on ground level		
Service facility signs in road reserve		
Gantry and construction site advertising signs and projecting signs overhanging council land		
FIXED ANNUAL RENTAL		
Market value is normally associated with a property's ability to command value in the marketplace and is determined by the interaction between buyers and sellers. But when a piece of property is involved that does not have independent value and it is too small to have standalone value or cannot be used independently on its own such as encroachments, sanitary lanes and some road reserves.		
1. Fixed annual rental: Minor encroachments		
Up to 50cm encroachment over the property boundary or smaller than 50m ² Note: Encroachments over property boundary by more than 50cm or bigger than 50m ² will be dealt with by means of a lease	R1200 ,00 per annum	R1246 ,80 per annum
2. Fixed annual rental: Encroachments leased for gardening and/or security purposes including sanitary lanes and road reserves for non-commercial purposes		
< 100 m ²	R1 210.00 per annum	R1 257.20 per annum
> 100 m ² < 200 m ²	R1 800, 00 per annum	R1 870, 20 per annum
> 200 m ² < 300 m ²	R3 080,00 per annum	R3 200,00 per annum

DESCRIPTION	Tariff 2020-21 (VAT Inclusive)	Tariff 2021-22 (VAT Inclusive)
> 300 m ² < 400 m ²	R3 870, 00 per annum	R4 021, 00 per annum
> 400 m ² < 500 m ²	R4 830, 00 per annum	R5 019, 00 per annum
> 500 m ²	R5 800,00 per annum	R6 026,00 per annum
3. For Fixed annual rental: Encroachments for Sanitary lanes and road reserves leased by restaurants and shops for commercial purposes – excludes rental for signs		
< 100 m ²	R2 420, 00 per annum	R2 514, 00 per annum
> 100 m ² < 200 m ²	R3 620, 00 per annum	R3 762, 00 per annum
> 200 m ² < 300 m ²	R5 800, 00 per annum	R6 026, 00 per annum
> 300 m ² < 400 m ²	R7 730, 00 per annum	R8 031, 00 per annum
> 400 m ² < 500 m ²	R9 660, 00 per annum	R10 037, 00 per annum
> 500 m ²	R11 600, 00 per annum	R12 052, 00 per annum
4. Rental:		
All parking ≥500m ²	Per Valuation Report with a minimum of R1 115, 50 payable per month	Per Valuation Report with a minimum of R1 159, 00 payable per month
All parking measuring <500m ²	R1 115, 50 per month	R1 159, 00 per month
EXEMPTION FROM PAYMENT OF APPLICATION FEE, ADVERTISING FEE AND LEASE PREPARATION FEE:		
APPLICATION FEE:		
Organs of State (Government Departments and municipal/state owned entities)	Nil	Nil
ADVERTISING FEE:		
For leases pertaining to gardening, security, encroachments of a minor nature, improved property portfolio for social care purposes inclusive of sanitary lanes and road reserves for non-commercial purposes.	Nil	Nil
LEASE PREPARATION FEE:		
For leases pertaining to gardening, security and encroachments	Nil	Nil

1. All charges, are payable in arrears.
2. The classification of signs as listed herein is in accordance with the Billboards and the Display of Advertisements By-law (2017).
3. That the COE and its departments and its entities be exempted from payment of tariffs as stipulated above subject to compliance to the provisions of the Billboards and the Display of Advertisements By-law (2017).

Council Resolution
Gauteng Provincial Gazette
Local Authority Number

A-F (13-2015) CM 28/05/2015
Extra-Ordinary 229 dd 12 June 2015
1009

Council Resolution
Gauteng Provincial Gazette
Local Authority Number

A-F (32-2016) CM 28/04/2016
Ordinary Gazette 215 dd 15 June 2016
915

Council Resolution
Gauteng Provincial Gazette
Local Authority Number

A-F (17-2017) CM 25/05/2017
Ordinary Gazette 147 dd 21 June 2017
863

Council Resolution
Gauteng Provincial Gazette
Local Authority Number

A-F (23-2018) CM 24/05/2018
Ordinary Gazette 198 dd 18 July 2018
1089

Council Resolution
Gauteng Provincial Gazette
Local Authority Number

A-F (28-2019) CM 23/05/2019
Ordinary Gazette 200 dd 26 June 2019
1239

Council Resolution
Gauteng Provincial Gazette
Local Authority Number

A-F (28-2020) CM 25/06/2020
Ordinary Gazette 138 dd 12 August 2020
828

Council Resolution
Gauteng Provincial Gazette
Local Authority Number

A-F (19-2021) CM 26/05/2021
Ordinary Gazette 209 dd 30 June 2021
660