



SCHEDULE "8"

CITY OF EKURHULENI

TARIFFS: ROAD RELATED SERVICE PROVISIONS

In terms of section 75A of the Local Government: Municipal Systems Act, Act 32 of 2000 the City of Ekurhuleni at a meeting held on **26th May 2021**, resolved to amend its Tariffs for Road Related Service Provisions with effect from **01 July 2021** as follows:

Table 1: City of Ekurhuleni Roads Related Tariffs (tariffs subject to CPI/ Escalation):

Description		Unit	Tariff (VAT Incl.) 2020/2021	Tariff (VAT Incl.) 2021/2022
The Provision of Driveway Entrances		Fixed Charge	R2,160.00	R2,244.00
		Metre	R540.00	R561.00
The Repair / Replacement of Kerbing		Metre	R725.00	R753.00
Tar surface repairs	Verges	m ²	R655.00	R680.00
	Class 5 Roads	m ²	R814.00	R845.00
	Class 4 Roads	m ²	R877.00	R911.00
	Class 3 Roads	m ²	R1,537.00	R1,596.00
The Repair / Provision of block paving		m ²	R405.00	R420.00
The Repair / Provision of brick paving		m ²	R405.00	R420.00
Installation of a Speed hump (per running meter along the width of the road including road traffic signs and marks and Labour)		m	R1,990.00	R2,067.00
Removal of a Speed hump (per running meter along the width of the road)		m	R4,180.00	R4,343.00

Verge reinstatement	Grass/lawn	m ²	R75.00	R77.00
	Concrete Paving	m ²	R405.00	R420.00
	Brick Paving	m ²	R405.00	R420.00
Penalty for exceeding the time allowed in terms of the Temporary Road Closure Approval		day	R 50,000.00	R51,950.00
Fine for having temporarily closed a road without written permission from the Roads and Storm-water Department		Per transgression	R200,000.00	R207,800.00

Table 2: City of Ekurhuleni tariffs used for the calculation of Roads and Stormwater External Engineering Services Contributions (tariffs subject to CPI/ Escalation):

Table 2a: Land Value Cost tariffs used in the calculation of Roads and Stormwater External Engineering Services Contributions				
Description		Unit	Tariff (VAT Excl.) 2020/21	Tariff (VAT Excl.) 2021/22
Value of Land	Northern Region	Hectare	R 2,764,656	R2,872,477
	Southern Region		R 2,303,880	R2,393,731
	Eastern Region		R 1,843,104	R1,914,985
	Other		R 921,552	R957,492
Escalated Value of Land for Class 1 to 3 roads (32 meter wide reserve)	Northern Region	Kilometre	R 8,846,899	R9,191,928
	Southern Region		R 7,372,416	R7,659,940
	Eastern Region		R 5,897,932	R6,127,951
	Other		R 2,948,966	R3,063,975
Escalated Value of Land for Class 4 roads (20 meter wide reserve)	Northern Region	Kilometre	R 5,529,312	R5,744,955
	Southern Region		R 4,607,760	R4,787,462

	Eastern Region		R 3,686,208	R3,829,970
	Other		R 1,843,104	R1,914,985
Escalated Value of Land for Class 5 roads (16 meter wide reserve)	Northern Region	Kilometre	R 4,423,449	R4,595,963
	Southern Region		R 3,686,208	R3,829,970
	Eastern Region		R 2,948,966	R3,063,975
	Other		R 1,474,483	R1,531,987

Table 2b: Construction Value Cost tariffs used in the calculation of Roads and Stormwater External Engineering Services Contributions (tariffs subject to CPI/ Escalation):

Road Class	Cost per Kilometer 2020/2021 (VAT Excl.)	Cost per Kilometer 2021/2022 (VAT Excl.)
Class 3 roads (4 lanes @ 3.5 meter width lanes): Capacity Component	R 19,038,984	R19,781,504
Class 3 roads: Strength Component	R 2,475,999	R2,572,562
Class 4 (9 meter wide)	R 7,893,552	R8,201,400
Class 5 (7 meter wide)	R 5,694,904	R5,917,005

Table 2c: Construction Value Cost Tariffs for Stormwater External Engineering Services implemented by Developers (tariffs subject to CPI/ Escalation):

	Tariff per meter length of conduit per cross-sectional area of conduit (in m²) Formula: Tariff*length of pipe (in m) * cross-sectional area of conduit (in m²) *(1+percentage of hard rock per cross-sectional area)	
Stormwater Conduit Cross-sectional Area	2020/2021 (VAT Excl.)	2021/2022 (VAT Excl.)
Stormwater Pipe Conduits for pipe sizes up to 1050mm diameter.	R 5,032	R5,228
Stormwater Pipe Conduits for pipe sizes larger than 1050mm diameter.	R 6,112	R6,350
Stormwater Culverts for all sizes	R 4,460	R4,633

Stormwater Channels lined	R 903	R938
Stormwater Channels unlined	R 375	R389

Example:

Length of pipe: 500 meter

Conduit: 750 mm pipe; Area (πr^2) = $\pi (0.75/2)^2 = 0.44 \text{ m}^2$

Tariff applicable = R 5,032

Percentage of hard rock in cross-sectional area = 20%

Cost of Pipe: Tariff*length of pipe (in m) * cross-sectional area of conduit (in m²)

***(1+percentage of hard rock per cross-sectional area)**

R 5,032 * 500 * 0.44 * (1 + 0.2) = R 1 328,448

Table 2d: Rebate percentage on roads and stormwater external engineering services contributions calculated (in using Table 2a and 2b) and in line with Council Resolution A-RT (05-2014) dated 27 November 2014 (rate not subject to CPI/ Escalation).

Rebate	Percentage 2020/2021	Percentage 2021/2022
Rebate	40%	40 %

Table 2e: Tariffs applicable in determining values for master planning (high level mostly desktop analysis) conducted by land-use developers with respect to either roads or stormwater services where such master planning is not available at present (tariffs subject to CPI/ Escalation):

Master Planning Tariff	2020/2021 (VAT Excl.)	2021/2022 (VAT Excl.)
For an area up to 9 hectares	R 3 900 per hectare with a minimum of R 17 600	R 4 052 per hectare with a minimum of R 18 286
For an area larger than 9 hectares and smaller than 20 hectares	R 2 607 per hectare	R 2 708 per hectare
For an area from 20 hectares and larger	R 2 126 per hectare	R 2 208 per hectare

Land Uses and Codes				Trip Lengths						
			Land Use Size Units	Total trip	Half trip	Class 4/5	Non-	Adj Trip		Size Adjustment
		Size	Base	Length	Length	Half trip	Municipal	Length		1-A/(1+sqm Size/B)
	Land Use	Units	Size	L _T (km)	L _T /2 (km)	P ₄₅ (km)	P _N (%)	L _D /2 (km)	Factor A	Factor B
430	Golf Course	Course	1	13.00	6.50	1.00	45%	2.58		
473	Casino	sqm GLA	100	14.00	7.00	1.00	50%	2.50		
480	Amusement Park	ha	1	12.00	6.00	1.00	50%	2.00		
488	Sport Stadium	Seat	1000	12.00	6.00	1.00	50%	2.00		
492	Health and Fitness Centre	sqm GLA	100	5.00	2.50	0.75	30%	1.00		
500	Institutional									
520	Public Primary School	Student	1	4.00	2.00	1.00	25%	0.50		
530	Public Secondary School	Student	1	5.00	2.50	1.00	35%	0.63		
536	Private School	Student	1	5.50	2.75	1.00	40%	0.65		
550	University/College	Student	1	10.00	5.00	1.50	40%	1.50		
560	Places of Public Worship (Weekend)	Seat	1	6.00	3.00	0.80	35%	1.15		
561	Places of Public Worship (Weekday)	Seat	1	6.00	3.00	0.80	35%	1.15		
565	Pre-School (Day Care Centre: 31 pupils and above)	Student	1	3.50	1.75	0.90	35%	0.24		
993	Pre-School (Day Care Centre: 21 to 30 pupils)	Student	1	3.50	1.75	0.90	35%	0.12		
566	Cemetery	Ha	1	8.00	4.00	1.00	40%	1.40		
599	Orphanage	Student	1	5.50	2.75	1.00	30%	0.93		
600	Medical									
611	Public Hospital	Bed	1	8.50	4.25	1.00	40%	1.55		
612	Private Hospital	sqm GLA	100	8.00	4.00	1.00	40%	1.40		
620	Nursing Home	Bed	1	7.50	3.75	1.00	35%	1.44		
630	Medical Clinic	sqm GLA	100	5.00	2.50	1.00	30%	0.75		
640	Animal Hospital / Veterinary Clinic	sqm GLA	100	5.00	2.50	1.00	30%	0.75		
700	Office									
710	Offices	sqm GLA	100	9.00	4.50	1.00	35%	1.93		
713	Home offices and undertakings	House	1	7.00	3.50	1.00	35%	1.28		
720	Medical consulting rooms	sqm GLA	100	8.00	4.00	1.00	35%	1.60		
721	Dental/Physio/Occupational Therapy and similar (appointment based)	sqm GLA	100	8.00	4.00	1.00	35%	1.60		
760	Research & Development	sqm GLA	100	9.00	4.50	1.00	35%	1.93		
770	Business Centre (Park)	sqm GLA	100	10.00	5.00	1.00	40%	2.00		
780	Conference Centre	Seat	1	10.00	5.00	1.00	50%	1.50		

Land Uses and Codes				Trip Lengths						
			Land Use Size Units	Total trip	Half trip	Class 4/5	Non-	Adj Trip		Size Adjustment
		Size	Base	Length	Length	Half trip	Municipal	Length		1-A/(1+sqm Size/B)
	Land Use	Units	Size	L _T (km)	L _T /2 (km)	P ₄₅ (km)	P _N (%)	L _D /2 (km)	Factor A	Factor B
799	Hairdresser/Beauty Salon/Nail Parlor or similar	sqm GLA	100	7.00	3.50	1.00	35%	1.28		
800	Retail									
812	Building Materials	sqm GLA	100	8.00	4.00	1.00	40%	1.40		
816	Hardware and Paint Store	sqm GLA	100	7.00	3.50	1.00	40%	1.10		
817	Nursery (Garden Centre)	sqm GLA	100	6.50	3.25	1.00	30%	1.28		
820	Shopping Centre	sqm GLA	100	10.00	5.00	1.00	40%	2.00	0.740	148000
992	Spaza	sqm GLA	100	10.00	5.00	1.00	40%	2.00		
830	Value Retail (Bulk Trade Centre)	sqm GLA	100	10.00	5.00	1.00	50%	1.50		
831	Wholesale Trade	sqm GLA	100	9.00	4.50	1.00	45%	1.48		
841	Motor Dealership	sqm GLA	100	6.50	3.25	0.75	40%	1.20		
843	Vehicle Parts Sales	sqm GLA	100	5.50	2.75	0.55	30%	1.38		
890	Furniture Store	sqm GLA	100	8.00	4.00	1.00	40%	1.40		
900	Services									
931	Quality (Sit-down) Restaurant	sqm GLA	100	6.50	3.25	0.80	30%	1.48		
932	Family (Sit-down) Restaurant	sqm GLA	100	5.50	2.75	0.80	30%	1.13		
991	Tavern	sqm GLA	100	4.50	2.25	0.80	30%	0.78		
933	Fast Food Take-Away	sqm GLA	100	4.00	2.00	0.70	25%	0.80		
934	Fast Food Drive-Through	sqm GLA	100	4.00	2.00	0.70	25%	0.80		
946	Filling Station	Station	1	5.00	2.50	0.50	40%	1.00		
947	Car Wash	Stalls	1	5.00	2.50	0.50	30%	1.25		
950	Vehicle Fitment Centre	sqm GLA	100	8.00	4.00	1.00	35%	1.60		

Table 4: Traffic Engineering Parameters: Trip Generation Adjustment Factors parameters used in the calculation of Roads and Stormwater External Engineering Services Contributions (NOT subject to CPI/ Escalation):

Land Uses and Codes				Trip Generation Adjustment Factors		
			Land Use Size Units	Percentage reduction for developments in areas with		
	Land Use	Size Units	Base Size	Mixed-used Development	Low vehicle Ownership	Transit nodes or Corridors
100	Industrial					
110	Service Industry	sqm GLA	100	5%	20%	15%
120	Heavy Industry/Manufacturing	sqm GLA	100	5%	20%	15%
121	Mining	Employees	1	5%	20%	15%
130	Industrial Area	sqm GLA	100	5%	20%	15%
140	Manufacturing	sqm GLA	100	5%	20%	15%
150	Warehousing and distribution	sqm GLA	100	5%	20%	15%
151	Mini-Warehousing	sqm GLA	100	5%	20%	15%
200	Residential					
210	Single Dwelling Unit	D/Unit	1	10%	40%	15%
220	Apartments and Flats	D/Unit	1	15%	30%	15%
225	Student Apartments and Flats	D/Unit	1	25%	50%	15%
231	Townhouses (Simplexes and Duplexes)	D/Unit	1	15%	30%	15%
232	Multi-Level Townhouses	D/Unit	1	15%	30%	15%
251	Retirement Village	D/Unit	1	5%	50%	15%
254	Old-Age Home	D/Unit	1	5%	50%	15%
260	Recreational Homes	D/Unit	1	10%	20%	15%
300	Lodging					
310	Hotel (Residential)	Room	1	20%	20%	15%
330	Hotel (Resort)	Room	1	20%	20%	15%
350	Guest House	Room	1	20%	30%	15%
400	Recreational and Sport					
430	Golf Course	Course	1	5%	0%	0%
473	Casino	sqm GLA	100	5%	20%	15%
480	Amusement Park	ha	1	5%	30%	15%
488	Sport Stadium	Seat	1000	5%	30%	15%
492	Health and Fitness Centre	sqm GLA	100	15%	20%	15%
500	Institutional					
520	Public Primary School	Student	1	30%	50%	15%
530	Public Secondary School	Student	1	30%	50%	15%
536	Private School	Student	1	30%	50%	15%
550	University/College	Student	1	20%	40%	15%
560	Places of Public Worship (Weekend)	Seat	1	10%	50%	15%

Land Uses and Codes				Trip Generation Adjustment Factors		
			Land Use Size Units	Percentage reduction for developments in areas with		
	Land Use	Size Units	Base Size	Mixed-used Development	Low vehicle Ownership	Transit nodes or Corridors
561	Places of Public Worship (Weekday)	Seat	1	10%	50%	15%
565	Pre-School (Day Care Centre: 31 pupils and above)	Student	1	5%	50%	15%
993	Pre-School (Day Care Centre: 21 to 30 pupils)	Student	1	5%	50%	15%
566	Cemetery	Ha	1	0%	30%	15%
599	Orphanage	Student	1	5%	50%	15%
600	Medical					
611	Public Hospital	Bed	1	0%	50%	15%
612	Private Hospital	sqm GLA	100	0%	20%	15%
620	Nursing Home	Bed	1	0%	50%	15%
630	Medical Clinic	sqm GLA	100	0%	50%	15%
640	Animal Hospital / Veterinary Clinic	sqm GLA	100	0%	50%	15%
700	Office					
710	Offices	sqm GLA	100	20%	20%	15%
713	Home offices and undertakings	House	1	10%	20%	15%
720	Medical consulting rooms	sqm GLA	100	10%	30%	15%
721	Dental/Physio/Occupational Therapy and similar (appointment based)	sqm GLA	100	10%	30%	15%
760	Research & Development	sqm GLA	100	30%	20%	15%
770	Business Centre (Park)	sqm GLA	100	15%	20%	15%
780	Conference Centre	Seat	1	10%	20%	10%
799	Hairdresser/Beauty Salon/Nail Parlor or similar	sqm GLA	100	0%	0%	0%
800	Retail					
812	Building Materials	sqm GLA	100	10%	30%	15%
816	Hardware and Paint Store	sqm GLA	100	10%	30%	15%
817	Nursery (Garden Centre)	sqm GLA	100	10%	30%	15%
820	Shopping Centre	sqm GLA	100	10%	30%	15%
992	Spaza	sqm GLA	100	10%	60%	15%
830	Value Retail (Bulk Trade Centre)	sqm GLA	100	10%	30%	15%
831	Wholesale Trade	sqm GLA	100	5%	20%	15%
841	Motor Dealership	sqm GLA	100	5%	20%	15%
843	Vehicle Parts Sales	sqm GLA	100	5%	20%	15%
890	Furniture Store	sqm GLA	100	5%	30%	15%
900	Services					
931	Quality (Sit-down) Restaurant	sqm GLA	100	10%	10%	15%

Land Uses and Codes				Trip Generation Adjustment Factors		
			Land Use Size Units	Percentage reduction for developments in areas with		
	Land Use	Size Units	Base Size	Mixed-used Development	Low vehicle Ownership	Transit nodes or Corridors
932	Family (Sit-down) Restaurant	sqm GLA	100	10%	30%	15%
991	Tavern	sqm GLA	100	10%	30%	15%
933	Fast Food Take-Away	sqm GLA	100	10%	40%	15%
934	Fast Food Drive-Through	sqm GLA	100	10%	15%	15%
946	Filling Station	Station	1	0%	0%	0%
947	Car Wash	Stalls	1	10%	0%	0%
950	Vehicle Fitment Centre	sqm GLA	100	0%	0%	0%

Table 5: Traffic Engineering Parameters: Trip Generation Rates parameters used in the calculation of Roads and Stormwater External Engineering Services Contributions (NOT subject to CPI/ Escalation):

Land Uses and Codes				Daily Trip Generation Rates and Parameters						
	Land Use	Land Use Size Units		Daily	Peaking	Hourly	Percent	E80 Axles	Size Adjustment	
		Size Units	Base Size	Trip rate	Factor	Trip rate	Heavy	Per HV	1+A/(1+sqm Size/B)	
				AADT _D	F _{QD}	F _{QD} .AADT _D	P _{HD}	E _{HD}	Factor A	Factor B
100	Industrial									
110	Service Industry	sqm GLA	100	6.00	0.150	0.90	10%	1.34		
120	Heavy Industry/Manufacturing	sqm GLA	100	1.25	0.150	0.19	10%	2.35		
121	Mining	Employees	1	0.65	0.150	0.10	10%	2.35		
130	Industrial Area	sqm GLA	100	6.00	0.150	0.90	10%	2.35		
140	Manufacturing	sqm GLA	100	2.00	0.250	0.50	10%	2.35		
150	Warehousing and distribution	sqm GLA	100	3.00	0.140	0.42	10%	2.35		
151	Mini-Warehousing	sqm GLA	100	2.50	0.100	0.25				
200	Residential									
210	Single Dwelling Unit	D/Unit	1	4.00	0.225	0.90				
220	Apartments and Flats	D/Unit	1	2.75	0.225	0.62				
225	Student Apartments and Flats	D/Unit	1	1.25	0.225	0.28				
231	Townhouses (Simplexes and Duplexes)	D/Unit	1	3.75	0.225	0.84				
232	Multi-Level Townhouses	D/Unit	1	3.25	0.225	0.73				
251	Retirement Village	D/Unit	1	3.40	0.110	0.37				
254	Old-Age Home	D/Unit	1	2.50	0.100	0.25				
260	Recreational Homes	D/Unit	1	3.00	0.100	0.30				
300	Lodging									
310	Hotel (Residential)	Room	1	3.25	0.150	0.49				
330	Hotel (Resort)	Room	1	6.00	0.100	0.60				
350	Guest House	Room	1	3.00	0.150	0.45				
400	Recreational and Sport									
430	Golf Course	Course	1	650	0.05	32.50				
473	Casino	sqm GLA	100	50.00	0.050	2.50				
480	Amusement Park	ha	1	250.00	0.050	12.50				
488	Sport Stadium	Seat	1000	100.00	0.050	5.00				
492	Health and Fitness Centre	sqm GLA	100	32.50	0.300	9.75				
500	Institutional									
520	Public Primary School	Student	1	2.00	0.400	0.80				
530	Public Secondary School	Student	1	2.00	0.400	0.80				
536	Private School	Student	1	2.00	0.400	0.80				
550	University/College	Student	1	1.90	0.110	0.21				

Land Uses and Codes				Daily Trip Generation Rates and Parameters						
	Land Use	Land Use Size Units		Daily	Peaking	Hourly	Percent	E80 Axles	Size Adjustment	
		Size Units	Base Size	Trip rate	Factor	Trip rate	Heavy	Per HV	Factor A	1+A/(1+sqm Size/B)
				AADT _D	F _{QD}	F _{QD} .AADT _D	P _{HD}	E _{HD}		Factor B
560	Places of Public Worship (Weekend)	Seat	1	0.65	0.085	0.06				
561	Places of Public Worship (Weekday)	Seat	1	0.60	0.085	0.05				
565	Pre-School (Day Care Centre: 31 pupils and above)	Student	1	3.00	0.275	0.83				
993	Pre-School (Day Care Centre: 21 to 30 pupils)	Student	1	3.00	0.275	0.83				
566	Cemetery	Ha	1	6.00	0.050	0.30				
599	Orphanage	Student	1	2.50	0.100	0.25				
600	Medical									
611	Public Hospital	Bed	1	7.00	0.200	1.40				
612	Private Hospital	sqm GLA	100	16.50	0.110	1.82				
620	Nursing Home	Bed	1	2.25	0.110	0.25				
630	Medical Clinic	sqm GLA	100	40.00	0.150	6.00				
640	Animal Hospital / Veterinary Clinic	sqm GLA	100	33.87	0.150	5.08				
700	Office									
710	Offices	sqm GLA	100	8.50	0.250	2.13	5%	1.21		
713	Home offices and undertakings	House	1	25.00	0.250	6.25				
720	Medical consulting rooms	sqm GLA	100	55.00	0.135	7.43				
721	Dental/Physio/Occupational Therapy and similar (appointment based)	sqm GLA	100	15.37	0.25	3.84				
760	Research & Development	sqm GLA	100	8.50	0.153	1.30	3%	0.91		
770	Business Centre (Park)	sqm GLA	100	10.00	0.150	1.50				
780	Conference Centre	Seat	1	1.00	0.300	0.30				
799	Hairdresser/Beauty Salon/Nail Parlor or similar	sqm GLA	100	8.32	0.25	2.08				
800	Retail									
812	Building Materials	sqm GLA	100	45.00	0.090	4.05	5%	1.32		
816	Hardware and Paint Store	sqm GLA	100	60.00	0.085	5.10	3%	1.32		
817	Nursery (Garden Centre)	sqm GLA	100	45.00	0.100	4.50				
820	Shopping Centre	sqm GLA	100	35.00	0.085	2.98	2%	1.32	6.000	3500
992	Spaza	sqm GLA	100	35.00	0.085	2.98				
830	Value Retail (Bulk Trade Centre)	sqm GLA	100	7.50	0.145	1.09	2%	1.32		
831	Wholesale Trade	sqm GLA	100	7.20	0.167	1.20	2%	1.32		

Land Uses and Codes				Daily Trip Generation Rates and Parameters						
	Land Use	Land Use Size Units		Daily	Peaking	Hourly	Percent	E80 Axles	Size Adjustment	
		Size Units	Base Size	Trip rate	Factor	Trip rate	Heavy	Per HV	Factor A	1+A/(1+sqm Size/B)
	Land Use	Size Units	Base Size	AA _{TD}	F _{QD}	F _{QD} .AA _{TD}	P _{HD}	E _{HD}	Factor A	Factor B
841	Motor Dealership	sqm GLA	100	30.00	0.100	3.00				
843	Vehicle Parts Sales	sqm GLA	100	60.00	0.103	6.18				
890	Furniture Store	sqm GLA	100	5.40	0.250	1.35	2%	1.32		
900	Services									
931	Quality (Sit-down) Restaurant	sqm GLA	100	90.00	0.100	9.00				
932	Family (Sit-down) Restaurant	sqm GLA	100	140.00	0.100	14.00				
991	Tavern	sqm GLA	100	100.00	0.100	10.00				
933	Fast Food Take-Away	sqm GLA	100	200.00	0.100	20.00				
934	Fast Food Drive-Through	sqm GLA	100	350.00	0.100	35.00				
946	Filling Station	Station	1	500.00	0.120	60.00	2%	1.32		
947	Car Wash	Stalls	1	22.16	0.25	5.54				
950	Vehicle Fitment Centre	sqm GLA	100	22.00	0.103	2.27				

File
Council Resolution: 5/5/14
Published PT 68-2001 CM 23/08/2001
Local Authority Notice Number
Amended - Council Resolution: PT 101-2002(C) CM 26/06/2002
Published
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