



**SCHEDULE "25"**

**CITY OF EKURHULENI**

**TARIFFS: REAL ESTATE**

In terms of the relevant legislation the City of Ekurhuleni at a meeting held on **26<sup>th</sup> May 2022**, resolved to amend its Tariffs for Real Estate with effect from **1 July 2022** as follows:

**ALL TARIFFS INCLUDE VAT**

**1. TARIFFS**

<b>DESCRIPTION</b>	<b>Tariff 2021-22 (VAT Inclusive)</b>	<b>Tariff 2022-23 (VAT Inclusive)</b>
<b>APPLICATION FEE:</b>		
Lease or purchase of municipal owned land, land vested in the municipality and municipal owned buildings or portions thereof	R519, 50 per application submitted	R544, 45 per application submitted
<b>ADVERTISING FEE:</b>		
Category three posters to display news headlines for a newspaper	R9, 30 per frame per month	R9, 75 per frame per month
Free-standing advertising sign <4,5m <sup>2</sup> combined with CCTV cameras and related telecommunications infrastructure	New	R50,00 per pole per month
<b>Leases:</b> leases and encroachments more than 50cm over property boundary or bigger than 50m <sup>2</sup>	R5 299, 00 per transaction and may be shared in event of more than 1 applicant	R5 553, 50 per transaction and may be shared in event of more than 1 applicant
<b>Property Sales:</b> advertisement required in terms of Section 79 (18) of the Local Government Ordinance, No.17 of 1939		

DESCRIPTION	Tariff 2021-22 (VAT Inclusive)	Tariff 2022-23 (VAT Inclusive)
Value in terms of purchase price ≤ R300 000	R1 122, 10 per transaction	R1 175, 95 per transaction
Value in terms of purchase price > R301 000	R3 480, 50 per transaction	R3 647, 50 per transaction
Value in terms of purchase price > R1 000 000	R4 655, 00 per transaction	R4 878, 50 per transaction
Value in terms of purchase price > R5 000 000	R6 961, 00 per transaction	R7 295, 00 per transaction
<b>LEASE PREPARATION FEE:</b>		
<b>Standard lease agreements:</b>	R1 122, 10 per concluded lease	R1 175, 95 per concluded lease
<b>SALE AGREEMENT PREPARATION FEE:</b> No charge, to be paid by applicant as part of conveyancing costs		
<b>CONTRACTS:</b>		
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
Telecommunication equipment/infrastructure, excluding cellular masts	New	Rate per tender / per valuation
<b>1.FIXED RENTAL PER SIGN ERECTED OR AFFIXED TO OR ON COUNCIL PROPERTY BY NON-MEDIA OWNER:</b>		
<b>1.1 Monthly rental payable in arrears per m<sup>2</sup> of the total advertisement area of each sign according to road classification</b>		
Class 1 - Primary metropolitan distributor electronic sign	R415, 60	R435, 55
Class 1 - Primary metropolitan distributor illuminated sign	R152, 80	R160, 15
Class 1 - Primary metropolitan distributor non-illuminated sign	R98, 70	R103, 45

<b>DESCRIPTION</b>	<b>Tariff 2021-22 (VAT Inclusive)</b>	<b>Tariff 2022-23 (VAT Inclusive)</b>
Class 2 - Metropolitan distributor electronic sign	R311, 70	R326, 65
Class 2 - Metropolitan distributor illuminated sign	R120, 50	R126, 30
Class 2 - Metropolitan distributor non-illuminated sign	R83, 10	R87, 10
Class 3 - District distributor electronic sign	R207, 75	R217, 70
Class 3 - District distributor illuminated sign	R76, 35	R80, 00
Class 3 - District distributor non-illuminated sign	R52, 00	R54, 50
Class 4 & 5 - Collector and Access street electronic sign	R103, 90	R108, 90
Class 4 & 5 - Collector and Access street illuminated sign	R26, 20	R27, 46
Class 4 & 5 - Collector and Access street non-illuminated sign	R15, 55	R16, 30
<b>2.FIXED RENTAL PER UNDEVELOPED SITE FOR AN ADVERTISING SIGN TO BE ERECTED OR AFFIXED TO OR ON COUNCIL PROPERTY BY MEDIA OWNER:</b>		
<b>2.1 Monthly rental payable in arrears per m<sup>2</sup> of the total advertisement area of the undeveloped advertising sign</b>		
Class 1 - Primary metropolitan distributor electronic sign	New	R62, 34
Class 1 - Primary metropolitan distributor illuminated sign	New	R22, 92
Class 1 - Primary metropolitan distributor non-illuminated sign	New	R14, 81
Class 2 - Metropolitan distributor electronic sign	New	R46, 76
Class 2 - Metropolitan distributor illuminated sign	New	R18, 08
Class 2 - Metropolitan distributor non-illuminated sign	New	R12, 47

DESCRIPTION	Tariff 2021-22 (VAT Inclusive)	Tariff 2022-23 (VAT Inclusive)
Class 3 - District distributor electronic sign	New	R31, 16
Class 3 - District distributor illuminated sign	New	R11, 45
Class 3 - District distributor non-illuminated sign	New	R7, 80
Class 4 & 5 - Collector and Access Street electronic sign	New	R15, 59
Class 4 & 5 - Collector and Access Street illuminated sign	New	R3, 93
Class 4 & 5 - Collector and Access Street non-illuminated sign	New	R2, 33
<b>3. RENTAL PER SIGN ERECTED OR AFFIXED TO OR ON COUNCIL PROPERTY BY MEDIA OWNER:</b>		
<b>3.1 Monthly rental payable in arrears per m<sup>2</sup> of the total advertisement area will be whichever greater of the fixed rental (a.1) or percentage income (b.2) values as set out below.</b>		
<b>a.1.Fixed Monthly rental payable in arrears per m<sup>2</sup> of the total advertisement area of each sign according to road classification</b>		
<b>Note that the monthly rental payable for unsold signs will be applicable for a maximum of any 4 months within a 12 month cycle.</b>		
Class 1 - Primary metropolitan distributor electronic sign	R415, 60	R435, 55
Class 1 – Primary metropolitan distributor unsold electronic sign	New	R103, 90
Class 1 - Primary metropolitan distributor illuminated sign	R152, 80	R160, 15
Class 1 - Primary metropolitan distributor unsold illuminated sign	New	R38, 20
Class 1 - Primary metropolitan distributor non-illuminated sign	R98, 70	R103, 45
Class 1 - Primary metropolitan distributor unsold non-illuminated sign	New	R24, 68
Class 2 - Metropolitan distributor electronic sign	R311, 70	R326, 65

DESCRIPTION	Tariff 2021-22 (VAT Inclusive)	Tariff 2022-23 (VAT Inclusive)
Class 2 - Metropolitan distributor unsold electronic sign	New	R77, 93
Class 2 - Metropolitan distributor illuminated sign	R120, 50	R126, 30
Class 2 - Metropolitan distributor unsold illuminated sign	New	R30, 13
Class 2 - Metropolitan distributor non-illuminated sign	R83, 10	R87, 10
Class 2 - Metropolitan distributor unsold non-illuminated sign	New	R20, 78
Class 3 - District distributor electronic sign	R207, 75	R217, 70
Class 3 - District distributor unsold electronic sign	New	R51, 94
Class 3 - District distributor illuminated sign	R76, 35	R80, 00
Class 3 - District distributor unsold illuminated sign	New	R19, 09
Class 3 - District distributor non-illuminated sign	R52, 00	R54, 50
Class 3 - District distributor unsold non-illuminated sign	New	R13, 00
Class 4 & 5 - Collector and Access Street electronic sign	R103, 90	R108, 90
Class 4 & 5 - Collector and Access Street unsold electronic sign	New	R25, 98
Class 4 & 5 - Collector and Access Street illuminated sign	R26, 20	R27, 46
Class 4 & 5 - Collector and Access Street unsold illuminated sign	New	R6, 55
Class 4 & 5 - Collector and Access Street non-illuminated sign	R15, 55	R16, 30
Class 4 & 5 - Collector and Access Street unsold non-illuminated sign	New	R3, 89
<b>b.2. Percentage income payable in arrears per advertisement</b>		
Super, large, small billboards and electronic signs	20 % of the gross income	20 % of the gross income

DESCRIPTION	Tariff 2021-22 (VAT Inclusive)	Tariff 2022-23 (VAT Inclusive)
Undefined advertising signs $\geq 4,5m^2$	received by the media owner from the advertiser	received by the media owner from the advertiser
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		
<b>4. FIXED RENTAL</b>		
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.		
<b>4.1 FIXED ANNUAL RENTAL</b>		
<b>1. a. Fixed annual rental: Minor encroachments</b>		
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	R1246 ,80 per annum	R1306 ,65 per annum
<b>2. b. Fixed annual rental: Encroachments leased for gardening and/or security purposes including sanitary lanes and road reserves for non-commercial purposes</b>		
< $100 m^2$	R1 257,20 per annum	R1 317, 50 per annum
> $100 m^2 < 200 m^2$	R1 870, 20 per annum	R1 960, 00 per annum
> $200 m^2 < 300 m^2$	R3 200,00 per annum	R3 353, 50 per annum
> $300 m^2 < 400 m^2$	R4 021, 00 per annum	R4 214, 00 per annum
> $400 m^2 < 500 m^2$	R5 019, 00 per annum	R5 260, 00 per annum
> $500 m^2$	R6 026,00 per annum	R6 315, 00 per annum
<b>3. c. For Fixed annual rental: Sanitary lanes and road reserves leased by restaurants and shops for commercial purposes – excludes rental for signs</b>		
< $100 m^2$	R2 514, 00 per annum	R2 634, 50 per annum
> $100 m^2 < 200 m^2$	R3 762, 00 per annum	R3 942, 50 per annum
> $200 m^2 < 300 m^2$	R6 026, 00 per annum	R6 315, 00 per annum
> $300 m^2 < 400 m^2$	R8 031, 00 per annum	R8 416, 50 per annum
> $400 m^2 < 500 m^2$	R10 037, 00 per annum	R10 519, 00 per annum
> $500 m^2$	R12 052, 00 per annum	R12 630, 50 per annum
<b>4. d. Rental:</b>		
All parking $\geq 500m^2$	Per Valuation Report with a minimum of R1 159, 00 payable per month	Per Valuation Report with a minimum of R1 214, 65 payable per month

DESCRIPTION	Tariff 2021-22 (VAT Inclusive)	Tariff 2022-23 (VAT Inclusive)
All parking measuring <500m <sup>2</sup>	R1 159, 00 per month	R1 214, 65 per month
<b>4.2 FIXED MONTHLY RENTAL</b>		
Fixed monthly rental for a free-standing advertising sign <4,5m <sup>2</sup> combined with a CCTV cameras and related telecommunications infrastructure	New	R200,00
Cellular Masts and associated telecommunication equipment:	Rate per tender / valuation	R13 225, 00 per month or 20% of the gross income derived from the sub-letting of the infrastructure and/or equipment, whichever amount is the greater
<b>EXEMPTION FROM PAYMENT OF APPLICATION FEE, ADVERTISING FEE AND LEASE PREPARATION FEE:</b>		
<b>APPLICATION FEE:</b>		
Organs of State (Government Departments and municipal/state owned entities)	Nil	Nil
<b>ADVERTISING FEE:</b>		
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
<b>LEASE PREPARATION FEE:</b>		
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	A-F (17-2017) CM 25/05/2017
Gauteng Provincial Gazette	Ordinary Gazette 147 dd 21 June 2017
Local Authority Number	863
Council Resolution	A-F (23-2018) CM 24/05/2018
Gauteng Provincial Gazette	Ordinary Gazette 198 dd 18 July 2018
Local Authority Number	1089
Council Resolution	A-F (28-2019) CM 23/05/2019
Gauteng Provincial Gazette	Ordinary Gazette 200 dd 26 June 2019
Local Authority Number	1239
Council Resolution	A-F (28-2020) CM 25/06/2020
Gauteng Provincial Gazette	Ordinary Gazette 138 dd 12 August 2020
Local Authority Number	828
Council Resolution	A-F (19-2021) CM 26/05/2021
Gauteng Provincial Gazette	Ordinary Gazette 209 dd 30 June 2021
Local Authority Number	660
Council Resolution	A-F (16-2022) CM 25/05/2022
Gauteng Provincial Gazette	Ordinary Gazette 258 dd 29 June 2022
Local Authority Number	1101