



SCHEDULE "25"

CITY OF EKURHULENI

TARIFFS: REAL ESTATE

In terms of the relevant legislation the City of Ekurhuleni at a meeting held on **25th May 2023**, resolved to amend its Tariffs for Real Estate with effect from **1 July 2023** as follows:

ALL TARIFFS INCLUDE VAT

1. TARIFFS

DESCRIPTION	Tariff 2022-23 (VAT Inclusive)	Tariff 2023-24 (VAT Inclusive)
APPLICATION FEE:		
Lease or purchase of municipal owned land, land vested in the municipality and municipal owned buildings or portions thereof	R544, 45 per application submitted	R570, 04 per application submitted
Relaxation of servitudes on privately owned land	New	R570, 04 per application submitted
ADVERTISING FEE:		
Category three posters to display news headlines for a newspaper	R9, 75 per frame per month	R10, 21 per frame per month
Free-standing advertising sign <4,5m² combined with CCTV cameras and related telecommunications infrastructure	R50,00 per pole per month	n/a
Leases: leases and encroachments more than 50cm over property boundary or bigger than 50m ²	R5 553, 50 per transaction and may be shared in event	R5 814, 51 per transaction and may be shared in event

DESCRIPTION	Tariff 2022-23 (VAT Inclusive)	Tariff 2023-24 (VAT Inclusive)
	of more than 1 applicant	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 175, 95 per transaction	R1 231, 22 per transaction
Value in terms of purchase price > R301 000	R3 647, 50 per transaction	R3 818, 93 per transaction
Value in terms of purchase price > R1 000 000	R4 878, 50 per transaction	R5 107, 79 per transaction
Value in terms of purchase price > R5 000 000	R7 295, 00 per transaction	R7 637, 87 per transaction
LEASE PREPARATION FEE:		
Standard lease agreements:	R1 175, 95 per concluded lease	R1 231, 22 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	n/a
Telecommunication equipment/infrastructure, excluding cellular masts	Rate per tender / per valuation	n/a
1.FIXED RENTAL PER SIGN ERECTED OR AFFIXED TO OR ON COUNCIL PROPERTY BY NON-MEDIA OWNER:		
1.1 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	R435, 55	R456, 02

DESCRIPTION	Tariff 2022-23 (VAT Inclusive)	Tariff 2023-24 (VAT Inclusive)
Class 1 - Primary metropolitan distributor illuminated sign	R160, 15	R167, 68
Class 1 - Primary metropolitan distributor non-illuminated sign	R103, 45	R108, 31
Class 2 - Metropolitan distributor electronic sign	R326, 65	R342, 00
Class 2 - Metropolitan distributor illuminated sign	R126, 30	R132, 24
Class 2 - Metropolitan distributor non-illuminated sign	R87, 10	R91, 19
Class 3 - District distributor electronic sign	R217, 70	R227, 93
Class 3 - District distributor illuminated sign	R80, 00	R83, 76
Class 3 - District distributor non-illuminated sign	R54, 50	R57, 06
Class 4 & 5 - Collector and Access street electronic sign	R108, 90	R114, 02
Class 4 & 5 - Collector and Access street illuminated sign	R27, 46	R28, 75
Class 4 & 5 - Collector and Access street non-illuminated sign	R16, 30	R17, 07
2.FIXED RENTAL PER UNDEVELOPED SITE FOR AN ADVERTISING SIGN TO BE ERECTED OR AFFIXED TO OR ON COUNCIL PROPERTY BY MEDIA OWNER:		
2.1 Monthly rental payable in arrears per m² of the total advertisement area of the undeveloped advertising sign		
Class 1 - Primary metropolitan distributor electronic sign	R62, 34	R65, 27
Class 1 - Primary metropolitan distributor illuminated sign	R22, 92	R24, 00
Class 1 - Primary metropolitan distributor non-illuminated sign	R14, 81	R15, 51

DESCRIPTION	Tariff 2022-23 (VAT Inclusive)	Tariff 2023-24 (VAT Inclusive)
Class 2 - Metropolitan distributor electronic sign	R46, 76	R48, 96
Class 2 - Metropolitan distributor illuminated sign	R18, 08	R18, 93
Class 2 - Metropolitan distributor non-illuminated sign	R12, 47	R13, 06
Class 3 - District distributor electronic sign	R31, 16	R32, 62
Class 3 - District distributor illuminated sign	R11, 45	R11, 99
Class 3 - District distributor non-illuminated sign	R7, 80	R8, 17
Class 4 & 5 - Collector and Access Street electronic sign	R15, 59	R16, 32
Class 4 & 5 - Collector and Access Street illuminated sign	R3, 93	R4, 11
Class 4 & 5 - Collector and Access Street non-illuminated sign	R2, 33	R2, 44
3. RENTAL PER SIGN ERECTED OR AFFIXED TO OR ON COUNCIL PROPERTY BY MEDIA OWNER:		
3.1 Monthly rental payable in arrears per m² of the total advertisement area will be whichever greater of the fixed rental (a.) or percentage income (b.) values as set out below.		
a. Fixed Monthly rental payable in arrears per m² of the total advertisement area of each sign according to road classification		
Note that the monthly rental payable for unsold signs will be applicable for a maximum of any 4 months within a 12 month cycle.		
Class 1 - Primary metropolitan distributor electronic sign	R435, 55	R456, 02
Class 1 – Primary metropolitan distributor unsold electronic sign	R103, 90	R108, 78
Class 1 - Primary metropolitan distributor illuminated sign	R160, 15	R167, 68

DESCRIPTION	Tariff 2022-23 (VAT Inclusive)	Tariff 2023-24 (VAT Inclusive)
Class 1 - Primary metropolitan distributor unsold illuminated sign	R38, 20	R40, 00
Class 1 - Primary metropolitan distributor non-illuminated sign	R103, 45	R108, 31
Class 1 - Primary metropolitan distributor unsold non-illuminated sign	R24, 68	R25, 84
Class 2 - Metropolitan distributor electronic sign	R326, 65	R342, 00
Class 2 - Metropolitan distributor unsold electronic sign	R77, 93	R81, 59
Class 2 - Metropolitan distributor illuminated sign	R126, 30	R132, 24
Class 2 - Metropolitan distributor unsold illuminated sign	R30, 13	R31, 55
Class 2 - Metropolitan distributor non-illuminated sign	R87, 10	R91, 19
Class 2 - Metropolitan distributor unsold non-illuminated sign	R20, 78	R21, 76
Class 3 - District distributor electronic sign	R217, 70	R227, 93
Class 3 - District distributor unsold electronic sign	R51, 94	R54, 38
Class 3 - District distributor illuminated sign	R80, 00	R83,76
Class 3 - District distributor unsold illuminated sign	R19, 09	R19, 99
Class 3 - District distributor non-illuminated sign	R54, 50	R57, 06
Class 3 - District distributor unsold non-illuminated sign	R13, 00	R13, 61
Class 4 & 5 - Collector and Access Street electronic sign	R108, 90	R114, 02
Class 4 & 5 - Collector and Access Street unsold electronic sign	R25, 98	R27, 20

DESCRIPTION	Tariff 2022-23 (VAT Inclusive)	Tariff 2023-24 (VAT Inclusive)
Class 4 & 5 - Collector and Access Street illuminated sign	R27, 46	R28, 75
Class 4 & 5 - Collector and Access Street unsold illuminated sign	R6, 55	R6, 86
Class 4 & 5 - Collector and Access Street non-illuminated sign	R16, 30	R17, 07
Class 4 & 5 - Collector and Access Street unsold non-illuminated sign	R3, 89	R4, 07
b. 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		
4. FIXED 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.		
4.1 FIXED ANNUAL RENTAL		
a. 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	R1 306 , 65 per annum	R1 368, 06 per annum
b. Fixed annual rental: Encroachments leased for gardening and/or security purposes including sanitary lanes and road reserves for non-commercial purposes		
< 100m ²	R1 317, 50 per annum	R1 379, 42 per annum
> 100m ² < 200m ²	R1 960, 00 per annum	R2 052, 12 per annum
> 200m ² < 300m ²	R3 353, 50 per annum	R3 511, 11 per annum
> 300m ² <	R4 214, 00 per annum	R4 412, 06 per annum

DESCRIPTION	Tariff 2022-23 (VAT Inclusive)	Tariff 2023-24 (VAT Inclusive)
400m ²		
> 400m ² < 500m ²	R5 260, 00 per annum	R5 507, 22 per annum
> 500m ²	R6 315, 00 per annum	R6 611, 81 per annum
c. For Fixed annual rental: Sanitary lanes and road reserves leased by restaurants and shops for commercial purposes – excludes rental for signs		
< 100m ²	R2 634, 50 per annum	R2 758, 32 per annum
> 100m ² < 200m ²	R3 942, 50 per annum	R4 127, 80 per annum
> 200m ² < 300m ²	R6 315, 00 per annum	R6 611, 81 per annum
> 300m ² < 400m ²	R8 416, 50 per annum	R8 812, 08 per annum
> 400m ² < 500m ²	R10 519, 00 per annum	R11 013, 39 per annum
> 500m ²	R12 630, 50 per annum	R13 224, 13 per annum
d. Rental:		
All parking ≥500m ²	Per Valuation Report with a minimum of R1 214, 65 payable per month	Per Valuation Report with a minimum of R1 271, 74 payable per month
All parking measuring <500m ²	R1 214, 65 per month	R1 271, 74 per month
4.2 FIXED MONTHLY RENTAL		
Fixed monthly rental for a free-standing advertising sign <4,5m ² combined with a CCTV cameras and related telecommunications infrastructure	R200,00	R209, 40 per installation or 10 % of the gross income received by the Lessee from the advertiser, whichever amount is the greater
Cellular Masts and associated telecommunication equipment:	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	R138, 47/m ² or 20% of the gross income derived from the sub-letting of the infrastructure and/or equipment, whichever amount is the greater

DESCRIPTION	Tariff 2022-23 (VAT Inclusive)	Tariff 2023-24 (VAT Inclusive)
Cellular Street Light Pole Communication Masts and Base Stations	New	R351, 18/m ² or 20% of the gross income derived from the sub-letting of the infrastructure and/or equipment, whichever amount is the greater
Undefined Telecommunication Infrastructure e.g., antennae, back-up power supply masts etc; erected on municipal land, within municipal road reserves or on top of or affixed to municipal buildings/ and or infrastructure	New	R351, 18/m ² or 20% of the gross income derived from the sub-letting of the infrastructure and/or equipment, whichever amount is the greater
5. MINIMUM RENTAL PAYABLE		
Where the valuation report and/ or the discounted rate in terms of the Social Segmentation Implementation Plan determines a rental ≤ R570, 04 per month.	New	R570, 04 per month
6. DEVELOPMENT FACILITATION FEE		
Where a purchaser or Lessee of Council-owned land requires the City's intervention to expedite the obtaining of approval of development rights.	New	1,5% of the market value of the property
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	A-F (13-2015) CM 28/05/2015
Gauteng Provincial Gazette	Extra-Ordinary 229 dd 12 June 2015
Local Authority Number	1009
Council Resolution	A-F (32-2016) CM 28/04/2016
Gauteng Provincial Gazette	Ordinary Gazette 215 dd 15 June 2016
Local Authority Number	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
Council Resolution	A-F (17-2023) CM 25/05/2023
Gauteng Provincial Gazette	Ordinary Gazette 235 dd 28 June 2023
Local Authority Number	806