



SCHEDULE "25"

TARIFFS: PROPERTY MANAGEMENT

In terms of the relevant legislation the City of Ekurhuleni at a meeting held on **28th May 2026**, resolved to amend its Tariffs for Property Management with effect from **01 July 2026** as follows:

ALL TARIFFS INCLUDE VAT

1. TARIFFS

DESCRIPTION	Tariff 2025-26 (VAT Inclusive)	Tariff 2026-27 (VAT Inclusive)
APPLICATION FEE:		
Lease or purchase of municipal owned land, land vested in the municipality and municipal owned buildings or portions thereof.	R657,77 per application submitted	R680, 13 per application submitted
Relaxation of servitudes on privately owned land.	R657,77 per application submitted	R680, 13 per application submitted
ADVERTISING FEE:		
Category three posters to display news headlines for a newspaper.	R11, 78 per frame per month	R12, 18 per frame per month
Leases: leases and encroachments more than 50cm over property boundary or bigger than 50m ² .	R6 709, 36 per transaction and may be shared in event of more than 1 applicant	R6 937, 48 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 420, 71 per transaction	R1 469, 01 per transaction
Value in terms of purchase price > R301 000	R4 406, 67 per transaction	R4 556, 50 per transaction
Value in terms of purchase price > R1 000 000	R5 893, 88 per transaction	R6 094, 27 per transaction

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Value in terms of purchase price > R5 000 000	R8 813, 34 per transaction	R9 112, 99 per transaction
Standard lease agreements:	R1 420,71 per concluded lease	R1 469,01 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
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	R526, 20	R544, 09
Class 1 - Primary metropolitan distributor illuminated sign	R193, 49	R200, 07
Class 1 - Primary metropolitan distributor non-illuminated sign	R124, 98	R129, 23
Class 2 - Metropolitan distributor electronic sign	R394, 64	R408, 06
Class 2 - Metropolitan distributor illuminated sign	R152, 59	R157, 78
Class 2 - Metropolitan distributor non-illuminated sign	R105, 23	R108, 81

DESCRIPTION	Tariff 2025-26 (VAT Inclusive)	Tariff 2026-27 (VAT Inclusive)
Class 3 - District distributor electronic sign	R263, 01	R271, 95
Class 3 - District distributor illuminated sign	R96, 65	R99, 94
Class 3 - District distributor non-illuminated sign	R65, 85	R68, 09
Class 4 & 5 - Collector and Access street electronic sign	R131, 57	R136, 04
Class 4 & 5 - Collector and Access street illuminated sign	R33, 18	R34, 31
Class 4 & 5 - Collector and Access street non-illuminated sign	R19, 70	R20, 37
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	R75, 32	R77, 88
Class 1 - Primary metropolitan distributor illuminated sign	R27, 70	R28, 64
Class 1 - Primary metropolitan distributor non-illuminated sign	R17, 90	R18, 51
Class 2 - Metropolitan distributor electronic sign	R56, 50	R58, 42
Class 2 - Metropolitan distributor illuminated sign	R21, 85	R22, 59
Class 2 - Metropolitan distributor non-illuminated sign	R15, 07	R15, 58
Class 3 - District distributor electronic sign	R37, 64	R38, 92
Class 3 - District distributor illuminated sign	R13, 84	R14, 31

DESCRIPTION	Tariff 2025-26 (VAT Inclusive)	Tariff 2026-27 (VAT Inclusive)
Class 3 - District distributor non-illuminated sign	R9, 43	R9, 75
Class 4 & 5 - Collector and Access Street electronic sign	R18, 83	R19, 47
Class 4 & 5 - Collector and Access Street illuminated sign	R4, 74	R4, 90
Class 4 & 5 - Collector and Access Street non-illuminated sign	R2, 82	R2, 92
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	R526, 20	R544, 09
Class 1 – Primary metropolitan distributor unsold electronic sign	R125, 52	R129, 79
Class 1 - Primary metropolitan distributor illuminated sign	R193, 49	R200, 07
Class 1 - Primary metropolitan distributor unsold illuminated sign	R46, 16	R47, 73
Class 1 - Primary metropolitan distributor non-illuminated sign	R124, 98	R129, 23
Class 1 - Primary metropolitan distributor unsold non-illuminated sign	R29, 82	R30, 83
Class 2 - Metropolitan distributor electronic sign	R394, 64	R408, 06
Class 2 - Metropolitan distributor unsold electronic sign	R94, 15	R97, 35

DESCRIPTION	Tariff 2025-26 (VAT Inclusive)	Tariff 2026-27 (VAT Inclusive)
Class 2 - Metropolitan distributor illuminated sign	R152, 59	R157, 78
Class 2 - Metropolitan distributor unsold illuminated sign	R36, 41	R37, 65
Class 2 - Metropolitan distributor non-illuminated sign	R105, 23	R108, 81
Class 2 - Metropolitan distributor unsold non-illuminated sign	R25, 11	R25, 96
Class 3 - District distributor electronic sign	R263, 01	R271, 95
Class 3 - District distributor unsold electronic sign	R62, 74	R64, 87
Class 3 - District distributor illuminated sign	R96, 65	R99, 94
Class 3 - District distributor unsold illuminated sign	R23, 07	R23, 85
Class 3 - District distributor non-illuminated sign	R65, 85	R68, 09
Class 3 - District distributor unsold non-illuminated sign	R15, 71	R16, 24
Class 4 & 5 - Collector and Access Street electronic sign	R131, 57	R136, 04
Class 4 & 5 - Collector and Access Street unsold electronic sign	R31, 38	R32, 45
Class 4 & 5 - Collector and Access Street illuminated sign	R33, 18	R34, 31
Class 4 & 5 - Collector and Access Street unsold illuminated sign	R7, 92	R8, 19
Class 4 & 5 - Collector and Access Street non-illuminated sign	R19, 70	R20, 37
Class 4 & 5 - Collector and Access Street unsold non-illuminated sign	R4, 70	R4, 86
Super, large, small billboards and electronic signs	20 % of the gross income	20 % of the gross income

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Undefined advertising signs >4,5m²	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		
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 50m² Note: Encroachments over property boundary by more than 50cm or bigger than 50m² will be dealt with by means of a lease	R1 578, 60 per annum	R1 632, 27 per annum
b. Fixed annual rental: Encroachments leased for gardening and/or security purposes including sanitary lanes and road reserves for non-commercial purposes		
< 100m²	R1 591, 71 per annum	R1 645, 83 per annum
> 100m² < 200m²	R2 367, 94 per annum	R2 448, 45 per annum
> 200m² < 300m²	R4 051, 47 per annum	R4 189, 22 per annum
> 300m² < 400m²	R5 091, 08 per annum	R5 264, 18 per annum
> 400m² < 500m²	R6 354, 78 per annum	R6 570, 84 per annum
> 500m²	R7 629, 37 per annum	R7 888, 77 per annum
c. For Fixed annual rental: Sanitary lanes and road reserves leased for commercial purposes – excludes rental for signs		
< 100m²	R3 182, 83 per annum	R3 291, 05 per annum
> 100m² < 200m²	R4 763, 07 per annum	R4 925, 01 per annum
> 200m² < 300m²	R7 629,37 per annum	R7 888, 77 per annum

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> 300m ² < 400m ²	R10 168, 26 per annum	R10 513, 98 per annum
> 400m ² < 500m ²	R12 708, 36 per annum	R13 140, 44 per annum
> 500m ²	R15 259, 32 per annum	R15 778, 14 per annum
d. Rental: Parking		
All parking ≥500m ²	Per Valuation Report with a minimum of R1 401, 59 payable per month	Per Valuation Report with a minimum of R1 449, 24 payable per month
All parking measuring <500m ²	R1 467, 47 per month	R1 517, 36 per month
4.2 FIXED MONTHLY RENTAL – TELECOMMUNICATION INSTALLATIONS		
Fixed monthly land rental in respect of CCTV camera pole installations on municipal property or within municipal road reserves.	R241, 63 per installation	R249, 85 per installation
Fixed advertising rental in respect of branding of a CCTV camera pole installation.	R57, 75 per month per advertisement or 10 % of the gross income received by the Lessee from the advertiser, whichever amount is the greater	R59, 71 per month per advertisement or 10 % of the gross income received by the Lessee from the advertiser, whichever amount is the greater
Fixed advertising rental in respect of any advertising sign/receptacle affixed to a CCTV camera installation.	R330, 00 per month per advertisement or 10 % of the gross income received by the Lessee from the advertiser, whichever amount is the greater	R341, 22 per month per advertisement or 10 % of the gross income received by the Lessee from the advertiser, whichever amount is the greater
Cellular Masts/Towers and associated telecommunication equipment: (Cellular/Mobile Network Operator)	R159, 79/m ² or 20% of the gross income derived from the sub-letting of the infrastructure and/or equipment, whichever amount is the greater	R165, 22/m ² per month plus R2 500, 00 per co-locator per month.
Towers and associated telecommunication equipment: Owner of Tower (Non-Cellular/Mobile Network Operator) eg. Wifi operator etc.	New	R165, 22/m ² per month plus R2 500, 00 per co-locator per month (only payable when

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		there are two or more co-locators)
Radio Repeater and Free standing AM/FM Masts/Towers/Poles: Commercial Use	New	R150, 00/m ² per month plus R2 500, 00 per co-locator per month (only payable when there are two or more co-locators)
Radio Repeater Masts/Towers/Poles/Antenna: Government/State Owned Entities and Non-Commercial - Amateur Use/Emergency Services Service Providers to Government/State Owned Entities	New	R100, 00/m ² per month
Telecommunication equipment affixed to advertising signs	New	R419, 01 per antenna, repeater, booster or any other equipment attached to the advertising sign per month
Cellular Street Light Pole Communication Masts/Towers/Poles and Base Stations	R405, 23/m ² or 20% of the gross income derived from the sub-letting of the infrastructure and/or equipment, whichever amount is the greater	R419, 01/m ² per month plus R2 500,00 per co-locator per month (only payable when there are two or more co-locators)
Undefined Telecommunication Infrastructure e.g., antenna, repeater, booster, back-up power supply to masts, towers etc; erected on municipal land, within municipal road reserves or on top of or affixed to municipal buildings/ and or infrastructure.	R405, 23/m ² or 20% of the gross income derived from the sub-letting of the infrastructure and/or equipment, whichever amount is the greater	R419, 01 per antenna, repeater, booster, back-up power supply or any other similar equipment
4.3 FIXED MONTHLY RENTAL – TEMPORARY USE OF MUNICIPAL-OWNED LAND		
Rental payable in respect of the temporary use of Municipal-owned land (up to a maximum of ninety (90) days. (No discounted rental shall be permitted in terms of the Social Segmentation Implementation Plan).	Daily Rental = (Municipal Value of Property * 0.01) / 30 days or R550, 00 whichever amount is the greater.	Daily Rental = (Municipal Value of Property * 0.01) / 30 days or R568, 70 whichever amount is the greater. Where the Municipal Value of

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	Where the Municipal Value of the Property is unknown, the daily tariff shall be R522, 00.	the Property is unknown, the daily tariff shall be R539, 75.
5. MINIMUM RENTAL PAYABLE		
Where the valuation report and/ or the discounted rate in terms of the Social Segmentation Implementation Plan determines a rental ≤ the promulgated lease application fee.	R657, 77 per month	R680, 13 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.	1,5% of the market value of the property	1,5% of the market value of the property
7. RESTRICTION OF ACCESS APPLICATION FEE		
Restriction of Access (ROLGA)	R3 894, 45	R4 026,86 per application
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 and Organs of State (Government Departments and municipal/state owned entities)	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).