

**STRATEGY AND PLANNING - PLANNING AND BUILDING DEVELOPMENT MANAGEMENT - BUILDING DEVELOPMENT MANAGEMENT**

To be read in conjunction with the Building Development Management Business Rules.

SERVICES RENDERED	UNIT	REMARKS	2009/10 Recalculated excl. VAT	2009/10 R incl. VAT	VAT Yes/No	2010/11 R excl. VAT	2010/11 Recalculated excl. VAT	2010/11 Variance due to rounding	2010/11 R incl. VAT
<b>MINOR BUILDING WORK (Section 13 of Act 103 of 1977)</b>		<ul style="list-style-type: none"> <li>Permits valid for 6 months</li> <li>Each item charged for separately even if part of full submission.</li> <li>Reconstruction of fire and natural disaster damaged buildings at applicable rate as per single/other/non-residential categories.</li> </ul>							
Minor works permit - All Residential	Minimum fee	Minor Building Work as defined in the National Building Regulations	260.00	296.40	y	285.22	285.26	0.04	325.20
Minor works permit - Other than residential	Minimum fee	Minor Building Work as defined in the National Building Regulations	420.00	478.80	y	460.74	460.70	-0.04	525.20
<b>STATE FUNDED HOUSING PROJECTS</b>		State funded Housing, including single dwelling units and multi-storey multi unit buildings							
		<ul style="list-style-type: none"> <li>Plan valid for 12 months</li> </ul>							
Individual single dwelling units ≤80m <sup>2</sup>	Per Unit		10.00	11.40	y	10.00	10.00	0.00	11.40
Blocks of Flats where the individual flats are <80m <sup>2</sup>	Per Flat per Application	The fee is calculated as the number of flats in the block multiplied by the Tariff.	10.00	11.40	y	10.00	10.00	0.00	11.40
Individual single dwelling units >80m <sup>2</sup>		■ Per category	As per Single Residential	As per Single Residential	y	As per Single Residential	As per Single Residential	As per Single Residential	As per Single Residential
Blocks of Flats where the individual flats are >80m <sup>2</sup>	Per Application	■ Per category	As per Other Residential	As per Other Residential	y	As per Other Residential	As per Other Residential	As per Other Residential	As per Other Residential
	Per Application	■ Additions / Alterations: only applicable where the total floor area of the altered unit is less than 80m <sup>2</sup>	133.42	152.10	y	133.42	133.42	0.00	152.10
<b>SINGLE RESIDENTIAL BUILDINGS</b>		Includes Double Dwellings, Second Dwellings and Outbuildings and Additions thereto.							
		<ul style="list-style-type: none"> <li>Plan valid for 12 months</li> <li>Where covered areas such as carports, patios, entertainment areas etc..are enclosed to create additional floor area the fees are charged as for new floor area.</li> </ul>							
0 < 25m <sup>2</sup>			260.00	296.40	y	285.22	285.26	0.04	325.20
>25 < 50m <sup>2</sup>			600.00	684.00	y	658.20	658.16	-0.04	750.30
>50 < 75m <sup>2</sup>			910.00	1 037.40	y	998.27	998.25	-0.02	1 138.00
>75 < 100m <sup>2</sup>			1 260.00	1 436.40	y	1 382.22	1 382.19	-0.03	1 575.70
>100 < 125m <sup>2</sup>			1 620.00	1 846.80	y	1 777.14	1 777.11	-0.03	2 025.90
>125 < 150m <sup>2</sup>			2 010.00	2 291.40	y	2 204.97	2 205.00	0.03	2 513.70
>150 < 175m <sup>2</sup>			2 450.00	2 793.00	y	2 687.65	2 687.63	-0.02	3 063.90
>175 < 200m <sup>2</sup>			2 970.00	3 385.80	y	3 258.09	3 258.07	-0.02	3 714.20
>200 < 250m <sup>2</sup>			3 760.00	4 286.40	y	4 124.72	4 124.74	0.02	4 702.20

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>250 < 300m <sup>2</sup>			4 560.00	5 198.40	y	5 002.32	5 002.28	-0.04	5 702.60
>300 < 350m <sup>2</sup>			5 360.00	6 110.40	y	5 879.92	5 879.91	-0.01	6 703.10
>350 < 400m <sup>2</sup>			6 160.00	7 022.40	y	6 757.52	6 757.54	0.02	7 703.60
>400 < 450m <sup>2</sup>			6 960.00	7 934.40	y	7 635.12	7 635.09	-0.03	8 704.00
>450 < 500m <sup>2</sup>			7 760.00	8 846.40	y	8 512.72	8 512.72	0.00	9 704.50
>500m <sup>2</sup>	per m <sup>2</sup> x .008		2 010.00	2 291.40	y	2 200.00	2 200.00	0.00	2 508.00
<b>OTHER RESIDENTIAL</b>		Block of flats, Townhouses, Group housing, Single Title ■ Plan valid for 12 months							
0 < 25m <sup>2</sup>	Minimum fee		420.00	478.80	y	460.74	460.70	-0.04	525.20
>25m <sup>2</sup>	per m <sup>2</sup> x .008		2 460.00	2 804.40	y	2 695.00	2 695.00	0.00	3 072.30
<b>OTHER RESIDENTIAL : ADDITIONS</b>		Block of flats, Townhouses, Group housing, Single Title ■ Plan valid for 12 months	As per Single Residential	As per Single Residential	y	As per Single Residential	As per Single Residential	As per Single Residential	As per Single Residential
0 < 25m <sup>2</sup>	Minimum fee		420.00	478.80	y	460.74	460.70	-0.04	525.20
>25m <sup>2</sup>	per m <sup>2</sup> x .008		2 460.00	2 804.40	y	2 695.00	2 695.00	0.00	3 072.30
<b>NON RESIDENTIAL</b>									
<b>NON RESIDENTIAL: COMMERCIAL.</b>		Includes shops, offices, service stations, hotels ■ Plan valid for 12 months							
0 < 25m <sup>2</sup>	Minimum fee		420.00	478.80	y	460.74	460.70	-0.04	525.20
>25m <sup>2</sup>	per m <sup>2</sup> x .008		2 460.00	2 804.40	y	2 695.00	2 695.00	0.00	3 072.30
<b>NON RESIDENTIAL: OTHER.</b>		Schools, Churches, Place of Education (i.e. Daycares, technicons etc.) ■ Plan valid for 12 months							
0 < 25m <sup>2</sup>	Minimum fee		420.00	478.80	y	460.74	460.70	-0.04	525.20
>25m <sup>2</sup>	per m <sup>2</sup> x .008		1 850.00	2 109.00	y	2 030.00	2 030.00	0.00	2 314.20
<b>NON RESIDENTIAL: INDUSTRIAL.</b>		Includes Factories, Warehouses, Offices in Industrial Areas ■ Plan valid for 12 months							
0 < 25m <sup>2</sup>	Minimum fee		420.00	478.80	y	460.74	460.70	-0.04	525.20
>25m <sup>2</sup>	per m <sup>2</sup> x .008		1 850.00	2 109.00	y	2 030.00	2 030.00	0.00	2 314.20

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<b>NON RESIDENTIAL: RURAL BUILDINGS.</b>									
		Incl silos, barns, hangers etc							
		All farmhouses and labourers accommodation to be taken at residential rate.							
		■ Plan valid for 12 months							
0 ≤ 75m <sup>2</sup>	Minimum fee		420.00	478.80	y	460.74	460.70	-0.04	525.20
> 75m <sup>2</sup>	per m <sup>2</sup> x .008		690.00	786.60	y	757.02	757.02	0.00	863.00
<b>INTERNAL ALTERATIONS -- ALL CATEGORIES</b>		Qs/Architect Estimate.	0.8% of Estimate. Minimum Fee as per category.	0.8% of Estimate. Minimum Fee as per category.	y	0.8% of Estimate. Minimum Fee as per category.	0.8% of Estimate. Minimum Fee as per category.	0.8% of Estimate. Minimum Fee as per category.	0.8% of Estimate. Minimum Fee as per category.
<b>SKETCH PLAN FEE</b>		Fee not deductible from final plan fee.							
Single Residential	per application		260.00	296.40	y	285.22	285.26	0.04	325.20
All other categories	per application		420.00	478.80	y	460.74	460.70	-0.04	525.20
<b>MAJOR HAZARD INSTALLATIONS</b>	per application		420.00	478.80	y	460.74	460.70	-0.04	525.20
<b>LPG INSTALLATIONS (ALL INSTALLATIONS)</b>	per application	As prescribed by Building Development	Minimum of category + VAT	Minimum of category + VAT	y	Minimum of category + VAT	Minimum of category + VAT	Minimum of category + VAT	Minimum of category + VAT
	fire fee	As prescribed by Emergency Services: Fire Department (FIRE SAFETY CHARGES)	See Emergency Services: Fire tariffs	See Emergency Services: Fire tariffs	y	See Emergency Services: Fire tariffs	See Emergency Services: Fire tariffs	See Emergency Services: Fire tariffs	See Emergency Services: Fire tariffs
<b>MASTS</b>									
Greenfield	per application		530.00	604.20	y	581.41	581.40	-0.01	662.80
Roof Top	per application		420.00	478.80	y	460.74	460.70	-0.04	525.20
<b>PROVISIONAL AUTHORISATION</b>	per application	Application for provisional authorisation to commence work before approval has been granted in terms of Section 7(1) of the Act. Applications to be in writing. Conditions apply. Not Refundable	Minimum of category + VAT	Minimum of category + VAT	y	Minimum of category + VAT	Minimum of category + VAT	Minimum of category + VAT	Minimum of category + VAT
<b>EXTENSION OF VALIDITY</b>	per application	For consideration of extending plan validity. Extensions must be applied for prior to lapse date of the plan.	Minimum of category + VAT	Minimum of category + VAT	y	Minimum of category + VAT	Minimum of category + VAT	Minimum of category + VAT	Minimum of category + VAT

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<b>REQUEST : OCCUPANCY CERTIFICATE</b>		Where an application is received for the issuing of an occupancy certificate for an existing building where such certificate was not issued on completion of building work and prior to occupancy. Request for occupancy certificate for all buildings where the request is received more than 9 months after the buildings are deemed completed by Council and/or occupied. An "As Built" plan is required in all circumstances together with required certificates.	800.00	912.00	y	877.60	877.63	0.03	1 000.50
For the consideration of plans for existing structures pre 1964 for Sectional Title purposes			800.00	912.00	y	877.60	877.63	0.03	1 000.50
<b>SPECIAL EVENTS: TEMPORARY GRANDSTAND , EXHIBITIONS AND TENTS</b>	per application.	One application per event. Maximum period of validity: 7 days.	260.00	296.40	y	280.00	280.00	0.00	319.20
	Fire Fee	As prescribed by Emergency Services: Fire Department (FIRE SAFETY CHARGES)	See Emergency Services: Fire tariffs	See Emergency Services: Fire tariffs	y	See Emergency Services: Fire tariffs	See Emergency Services: Fire tariffs	See Emergency Services: Fire tariffs	See Emergency Services: Fire tariffs
<b>DEMOLITIONS (ALL APPLICATIONS)</b>	per application		420.00	478.80	y	460.74	460.70	-0.04	525.20
<b>HOARDINGS</b>									
<b>Permit fee : All applications</b>		See Transport, Roads and Stormwater tariff schedule.	260.00	296.40	y	263.16	263.16	0.00	300.00
Charges for utilization of footways or public streets for hoarding purposes.	per square metre per annum	Calculated at a rate of 5% of the Municipal Property Valuation per square metre times the area requiring the hoarding per annum subject to a maximum equal to the tariff.	1 840.00	2 097.60	y	1 943.04	1 943.07	0.03	2 215.10
		Rental payable 1 month in advance. Contact no: Shaheed Mallie 021 400-6493 Payable where a public street or footway is being utilised for storage or utilised in conjunction with construction/ maintenance							
<b>Footway storage Rental</b>									
Rental for the use of footways or pavements (Single Residential)			As per Roads and Stormwater	As per Roads and Stormwater	y	As per Roads and Stormwater	As per Roads and Stormwater	As per Roads and Stormwater	As per Roads and Stormwater

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<b>COPIES OF PLANS</b>									
Search fee	per application	Includes the first 2 prints.	75.00	85.50	y	82.28	82.28	0.01	93.80
<b>PRINTING FEES (Copies)</b>									
<b>Photocopies</b>									
A4	per copy	As per the Promotion of Access to Information Act 2 of 2000		0.60	y	0.53	0.53	0.00	0.60
A3	per copy	As per LUM	2.46	2.80	y	2.59	2.63	0.04	3.00
A2	per copy	As per LUM	12.11	13.80	y	12.78	12.81	0.02	14.60
A1	per copy	As per LUM	19.12	21.80	y	20.19	20.18	-0.02	23.00
A0	per copy	As per LUM	25.18	28.70	y	26.59	26.58	-0.01	30.30
<b>EXEMPTIONS</b>									
		The following applications are exempt from the payment of scrutiny fees: <ul style="list-style-type: none"> <li>• Applications for Central Provincial Government for work funded by Government and used by Government Departments.</li> <li>• Building Plans for all buildings and structures, including Housing projects managed by the Local Authority, erected for and by the Local Authority. (Plans must be submitted and approved prior to construction.)</li> <li>• All applications required to address / give effect to successful resettlement claims in terms of the Restitution of Land Rights Act, as well as in cases where land has been allocated to a successful claimant, such claimant is allowed to submit only one application (building plan), for residential development only which application(s) will be exempted from building plan fees as per normal fees.</li> <li>• Applications from organisations providing residential facilities for older persons or for</li> </ul>							
		children (children's homes). In order to qualify for the exemption the organisation must be registered with the relevant Government Department in terms of the applicable legislation. Proof of registration must be provided.							

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		<ul style="list-style-type: none"> <li>• Applications from organisations providing residential facilities to the elderly and homeless children who qualify for rates relief in terms of: (a) the criteria mentioned in Item 6.7 of the Rates Policy and; (b) accreditation obtained from the Homeless Agency Committee (HOMAC) as stipulated in the Children's Act No. 38 of 2005. It will be required from the owner of the property on which the building plans is to be submitted to provide sufficient proof that he/she has been relieved from the payment of rates by the City's Revenue Department in terms of (a) or has obtained accreditation from HOMAC in terms of (b).</li> </ul>							
GENERAL.		<ul style="list-style-type: none"> <li>• The Director: Planning may grant or refuse applications for the exemption of some or all the applicable Building Development application fees of a particular application which are necessitated due to changes to developments made at the request of the Environmental Management Service of the City of Cape Town in the interests of environmental or heritage</li> </ul>							
		<ul style="list-style-type: none"> <li>• Full Fees payable at time of lodging of a building plan application for approval.</li> <li>• Plans for alterations and additions: the additions are charged per area and the internal alterations are charged for separately as per QS/Architect's estimate. ( at 0.8% of estimate.)</li> <li>• In cases where a successful land claimant submits a building plan for a purely non-residential development (which does not include any residential development) on land so obtained, such non-residential application is subject to all the fees applicable to any other similar application which was not obtained by way of the Restitution of Land Rights Act.</li> </ul>							

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		<ul style="list-style-type: none"> <li>If a successful land claimant submits a building plan for a mixed use development (which includes non-residential development) on land so obtained, such non-residential building plan gets charged the normal fees as specific for such application as if the non-residential part of the application is a separate application from the residential part of the development.</li> </ul>							
	Version 01/2010								