

STRATEGY AND PLANNING - PLANNING AND BUILDING DEVELOPMENT MANAGEMENT

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

SERVICES RENDERED	UNIT	REMARKS	TARIFFS					EFFECTIVE DATE	AUTHORITY
			2006/07	2006/07	VAT	2007/08	2007/08		
			Recalculated excl. VAT	R incl. VAT	Yes/No	Recalculated excl. VAT	R incl. VAT		
MINOR BUILDING WORK (Section 13 of Act 103 of 1977)		? Permits valid for 6 months ? Each item charged for separately even if part of full submission. ?Reconstruction of fire and natural disaster damaged buildings at applicable rate as per single/other/non-residential categories.							
Minor works permit - All Residential	Minimum fee	Minor Building Work as defined in the National Building	205.00	233.70	y	220.18	251.00	1-Jul-07	
Minor works permit - Other than residential	Minimum fee	Minor Building Work as defined in the National Building	340.00	387.60	y	359.65	410.00	1-Jul-07	
PROVINCIAL HOUSING DEVELOPMENT BOARD FUNDED HOUSING		Development Board Funded Housing							
		? Plan valid for 12 months							
<80m²			10.00	11.40	y	9.65	11.00	1-Jul-07	
>80m²		‡ Per category			y	Normal Fees	Normal Fees	1-Jul-07	
		‡ Additions / Alterations	100.00	114.00	y	109.65	125.00	1-Jul-07	
SINGLE RESIDENTIAL BUILDINGS		Includes Double Dwellings, Second Dwellings and Outbuildings and Additions thereto. ‡ Plan valid for 12 months ‡ 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.							
0 - 25m²			205.00	233.70	y	220.18	251.00	1-Jul-07	
>25 - 50m²			495.00	564.30	y	520.18	593.00	1-Jul-07	
>50 - 75m²			745.00	849.30	y	785.09	895.00	1-Jul-07	
>75 - 100m²			1,040.00	1185.60	y	1,094.74	1,248.00	1-Jul-07	
>100 - 125m²			1,335.00	1521.90	y	1,405.26	1,602.00	1-Jul-07	
>125 - 150m²			1,655.00	1886.70	y	1,740.35	1,984.00	1-Jul-07	
>150 - 175m²			2,025.00	2308.50	y	2,129.82	2,428.00	1-Jul-07	
>175 - 200m²			2,455.00	2798.70	y	2,579.82	2,941.00	1-Jul-07	
>200m²		At cost of R1886.70 (2006/07)/ R1983.60(2007/08) per m²	>200m²x.008xR1655.00	>200m²x.008xR1886.70	y	>200m²x.008xR1740.35	>200m²x.008xR1984.00	1-Jul-07	
OTHER RESIDENTIAL		Block of flats, Townhouses, Group housing, Single Title ‡ Plan valid for 12 months							
0 - 25m²	Minimum fee				y	359.65	410.00	1-Jul-07	
>25m²		At cost of R2314.20 (2006/07)/ R2433.90(2007/08) per m²			y	>25x.008xR2135.09	>25x.008xR2434.00	1-Jul-07	
OTHER RESIDENTIAL : ADDITIONS		Block of flats, Townhouses, Group housing, Single Title	340.00	387.60	y	AS PER SINGLE RESIDENTIAL	AS PER SINGLE RESIDENTIAL	1-Jul-07	
			>25x.008xR2030	>25x.008xR2314.20	y	>25x.008xR2135.09	>25x.008xR2434.00	1-Jul-07	
NON RESIDENTIAL				387.60	y	359.65	410.00	1-Jul-07	
NON RESIDENTIAL: COMMERCIAL.		Includes shops, offices, service stations, hotels ‡ Plan valid for 12 months							
0 - 25m²	Minimum fee		340.00	387.60	y	359.65	410.00	1-Jul-07	
>25m²		At cost of R2314.20 (2006/07)/ R2433.90(2007/08) per m²	>25x.008xR2030	>25x.008xR2314.20	y	>25x.008xR2135.09	>25x.008xR2434.00	1-Jul-07	
NON RESIDENTIAL: OTHER.		Schools, Churches, Place of Education (i.e. Daycares, technicons etc.) ‡ Plan valid for 12 months							
0 - 25m²	Minimum fee		340.00	387.60	y	359.65	410.00	1-Jul-07	
>25m²		At cost of R1732.80 (2006/07)/ R1824.00(2007/08) per m²	>25x.008xR1520	>25x.008xR1732.80	y	>25x.008xR1600.00	>25x.008xR1824.00	1-Jul-07	
NON RESIDENTIAL: INDUSTRIAL.		Includes Factories, Warehouses, Offices in Industrial Areas ‡ Plan valid for 12 months							
0 - 25m²	Minimum fee		340.00	387.60	y	359.65	410.00	1-Jul-07	
>25m²		At cost of R1710.00 (2006/07)/ R1824.00(2007/08) per m²	>25x.008xR1500	>25x.008xR1710	y	>25x.008xR1600.00	>25x.008xR1824.00	1-Jul-07	
NON RESIDENTIAL: RURAL BUILDINGS.		Incl silos, barns, hangers etc All farmhouses and labourers accommodation to be taken at residential rate.							

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MINOR BUILDING WORK (Section 13 of Act 103 of 1977)		? Permits valid for 6 months ? Each item charged for separately even if part of full submission. ?Reconstruction of fire and natural disaster damaged buildings at applicable rate as per single/other/non-residential categories.						
		Plan valid for 12 months						
0 - 75m ²	Minimum fee		340.00	387.60	y	359.65	410.00	1-Jul-07
> 75m ²		At cost of R644.10 (2006/07)/ R672.60(2007/08) per m ²	> 75 x .008 XR565	> 75 x .008 XR644.10	y	>25x.008xR590.35	>25x.008xR673.00	1-Jul-07
INTERNAL ALTERATIONS -- ALL CATEGORIES.		Qs/Architect Estimate.			y	0.8% of Estimate. Minimum Fee as per category.	0.8% of Estimate. Minimum Fee as per category.	1-Jul-07
SKETCH PLAN FEE		Fee not deductible from final plan fee.						
Single Residential	per application		205.00	233.70	y	220.18	251.00	1-Jul-07
All other categories	per application		340.00	387.60	y	359.65	410.00	1-Jul-07
MAJOR HAZARD INSTALLATIONS	per application		340.00	387.60	y	359.65	410.00	1-Jul-07
LPG INSTALLATIONS (ALL INSTALLATIONS)	per application	As prescribed by Building Development		Minimum of category + VAT	y	Minimum of category	Minimum of category + VAT	1-Jul-07
	fire fee	As prescribed by Emergency Services: Fire Department (FIRE SAFETY CHARGES)						
MASTS								
Greenfield	per application		440.00	501.60	y	459.65	524.00	1-Jul-07
Roof Top	per application		340.00	387.60	y	359.65	410.00	1-Jul-07
PROVISIONAL AUTHORISATION	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			y	Minimum of category	Minimum of category + VAT	1-Jul-07
EXTENSION OF VALIDITY	per application	For consideration of extending plan validity. Extensions must be applied for prior to lapse date of the plan.		Minimum of category + VAT	y	Minimum of category	Minimum of category + VAT	1-Jul-07
REQUEST : OCCUPANCY CERTIFICATE		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.	660.00	752.40	y	694.74	792.00	1-Jul-07
For the consideration of plans for existing structures pre 1964 for Sectional Title purposes			660.00	752.40	y	694.74	792.00	1-Jul-07
ADMINISTRATIVE CHARGE FOR UNAUTHORISED WORK		Can only be charged for work performed prior to approval of building plan. Q.S. Architect on BCO recommendation Cannot be charged if : - work of a minor nature - application for Council lettable schemes - work contemplated in Regulation A25(6) of the NBR	x3 Fee	x3 Fee			Deleted	1-Jul-07
SITE DEVELOPMENT PLANS	per application		340.00	387.60	y		Deleted	1-Jul-07

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MINOR BUILDING WORK (Section 13 of Act 103 of 1977)		? Permits valid for 6 months ? Each item charged for separately even if part of full submission. ?Reconstruction of fire and natural disaster damaged buildings at applicable rate as per single/other/non-residential categories.							
SPECIAL EVENTS: TEMPORARY GRANDSTAND , EXHIBITIONS AND TENTS	per application.	One application per event. Maximum period of validity: 7 days.	340.00	387.60	y	359.65	410.00	1-Jul-07	
DEMOLITIONS (ALL APPLICATIONS)	per application		340.00	387.60	y	359.65	410.00	1-Jul-07	
HOARDINGS									
Permit fee : All applications			205.00	233.70	y	220.18	251.00	1-Jul-07	
Storage Permit fee for utilization of footways or pavements		15% of the per square metre Municipal Valuation of the site requiring the hoarding per annum subject to a maximum rental of (R1521.90 (2006/07)) R1600.00 (2007/08) per m ² Rental payable 1 month in advance.	1.521.90	1735.00	y	1.600.00	1.824.00	1-Jul-07	
		Contact no: Shaheed Mallie 021 400-3963 Payable where a pavement or footway is being utilised for storage or utilised in conjunction with construction/maintenance							
Footway storage Rental									
Rental for the use of footways or pavements (Single Residential)			575.00	655.50	y	As per Transport and Roads.	As per Transport and Roads.	1-Jul-07	
COPIES OF PLANS									
Search fee	per application	Includes the first 2 prints.	60.00	68.40	y	64.91	74.00	1-Jul-07	
PRINTING FEES (Copies)									
Photocopies									
A4	per copy	As per LUM	0.70	0.80	y	0.79	0.90	1-Jul-07	
A3	per copy	As per LUM	2.02	2.30	y	2.11	2.40	1-Jul-07	
A2	per copy	As per LUM	10.00	11.40	y	10.53	12.00	1-Jul-07	
A1	per copy	As per LUM	15.96	18.20	y	16.67	19.00	1-Jul-07	
A0	per copy	As per LUM	20.96	23.90	y	21.93	25.00	1-Jul-07	
Computer Prints									
A4	per copy	As per LUM	2.02	2.30	y		Deleted	1-Jul-07	
A3	per copy	As per LUM	4.04	4.60	y		Deleted	1-Jul-07	
A2	per copy	As per LUM	25.96	29.60	y		Deleted	1-Jul-07	
A1	per copy	As per LUM	35.96	41.00	y		Deleted	1-Jul-07	
A0	per copy	As per LUM	42.02	47.90	y		Deleted	1-Jul-07	
Colour Prints									
A4	per copy	As per LUM	2.02	2.30	y		Deleted	1-Jul-07	
A3	per copy	As per LUM	4.04	4.60	y		Deleted	1-Jul-07	
A2	per copy	As per LUM	42.02	47.90	y		Deleted	1-Jul-07	
A1	per copy	As per LUM	47.02	53.60	y		Deleted	1-Jul-07	
A0	per copy	As per LUM	52.02	59.30	y		Deleted	1-Jul-07	
Map compilation fee:	per hour	As per LUM	77.98	88.90	y		Deleted	1-Jul-07	
Information on stiffy disc	per disc	As per LUM	42.02	47.90	y		Deleted	1-Jul-07	
Information on CD	per CD	As per LUM	42.02	47.90	y		Deleted	1-Jul-07	
Maps	A0 - A2 :		20.96	23.90	y		Deleted	1-Jul-07	
DEPARTURES	per application	As prescribed per LUM		As prescribed by LUMS	y		Deleted	1-Jul-07	
OUTDOOR ADVERTISING		As set out in By-Law		As set out in By-Law			Deleted	1-Jul-07	

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EXEMPTIONS		The following applications are exempt from the payment of scrutiny fees: ? Applications for Central Provincial Government for work funded by Government and use by Government Departments. ? Building Plans for all buildings and structures erected for and by the Local Authority. (Plans must be submitted and approved prior to construction.) ? 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. ? Applications from Orphanages and Homes for the Aged registered under the National Welfare Act 79 of 1965. ? 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 conservation.						
GENERAL.		? Full Fees payable at time of lodging of a building plan application for approval. ? 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.) ? 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. ? 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.						
	Version 01/2007							