

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	TARIFFS							
			2008/09	2008/09	VAT	2009/10	2009/10	2009/10	2009/10	
			Recalculated	R	Yes/No	R	Recalculated	Variance due	R	
			excl. VAT	incl. VAT		excl. VAT	excl. VAT	to rounding	incl. VAT	
MINOR BUILDING WORK (Section 13 of Act 103 of 1977)		<ul style="list-style-type: none"> ● 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 Regulations	234.04	266.80	y	260.00	260.00	0.00	296.40	
Minor works permit - Other than residential	Minimum fee	Minor Building Work as defined in the National Building Regulations	382.98	436.60	y	420.00	420.00	0.00	478.80	
STATE FUNDED HOUSING PROJECTS		State funded Housing, including single dwelling units and multi-storey multi unit buildings								
		<ul style="list-style-type: none"> ● Plan valid for 12 months 								
Individual single dwelling units <80m ²	Per Unit		10.00	11.40	y	10.00	10.00	0.00	11.40	
Blocks of Flats where the individual flats are <80m ²	Per Flat per Application	The fee is calculated as the number of flats in the block multiplied by the Tariff.	New	New	y	10.00	10.00	0.00	11.40	
Individual single dwelling units >80m ²		<ul style="list-style-type: none"> ■ 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 ²	Per Application	<ul style="list-style-type: none"> ■ Per category 	New	New	y	As per Other Residential	As per Other Residential	As per Other Residential	As per Other Residential	
	Per Application	<ul style="list-style-type: none"> ■ Additions / Alterations: only applicable where the total floor area of the altered unit is less than 80m² 	117.02	133.40	y	133.40	133.42	0.02	152.10	
SINGLE RESIDENTIAL BUILDINGS		Includes Double Dwellings, Second Dwellings and Outbuildings and Additions thereto.								
		<ul style="list-style-type: none"> ■ 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 - 25m ²			234.04	266.80	y	260.00	260.00	0.00	296.40	
>25 - 50m ²			554.04	631.60	y	600.00	600.00	0.00	684.00	
>50 - 75m ²			835.96	953.00	y	910.00	910.00	0.00	1,037.40	
>75 - 100m ²			1,165.96	1,329.20	y	1,260.00	1,260.00	0.00	1,436.40	
>100 - 125m ²			1,497.02	1,706.60	y	1,620.00	1,620.00	0.00	1,846.80	
>125 - 150m ²			1,852.98	2,112.40	y	2,010.00	2,010.00	0.00	2,291.40	
>150 - 175m ²			2,267.98	2,585.50	y	2,450.00	2,450.00	0.00	2,793.00	
>175 - 200m ²			2,747.98	3,132.70	y	2,970.00	2,970.00	0.00	3,385.80	
>200 - 250m ²			New	New	y	3,760.00	3,760.00	0.00	4,286.40	

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			excl. VAT	incl. VAT		excl. VAT	excl. VAT	to rounding	incl. VAT
>250 - 300m ²			New	New	y	4560.00	4,560.00	0.00	5,198.40
>300 - 350m ²			New	New	y	5360.00	5,360.00	0.00	6,110.40
>350 - 400m ²			New	New	y	6160.00	6,160.00	0.00	7,022.40
>400 - 450m ²			New	New	y	6960.00	6,960.00	0.00	7,934.40
>450 - 500m ²			New	New	y	7760.00	7,760.00	0.00	8,846.40
>500m ²		At cost of R2113.00 (2008/09)/ R2291.40 (2009/10) per m ² x .008	>200m ² x.008x R1,853.51	>200m ² x.008x R2,113.00	y	>200m ² x.008x R2010.00	>200m ² x.008x R2010.00	0.00	>200m ² x.008x R2,291.40
OTHER RESIDENTIAL		Block of flats, Townhouses, Group housing, Single Title ■ Plan valid for 12 months							
0 - 25m ²	Minimum fee		382.98	436.60	y	420.00	420.00	0.00	478.80
>25m ²		At cost of R2592.00 (2008/09)/ R2804.40(2009/10) per m ² x .008	>25m ² x.008x R2,273.68	>25m ² x.008x R2,592.00	y	>25m ² x.008x R2,460.00	>25m ² x.008x R2,460.00	0.00	>25m ² x.008x R2,804.40
OTHER RESIDENTIAL : ADDITIONS		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 ²	Minimum fee		382.98	436.60	y	420.00	420.00	0.00	478.80
>25m ²		At cost of R2592.00 (2008/09)/ R2804.40(2009/10) per m ² x .008	>25m ² x.008x R2,273.68	>25m ² x.008x R2,592.00	y	>25m ² x.008x R2,460.00	>25m ² x.008x R2,460.00	0.00	>25m ² x.008x R2,804.40
NON RESIDENTIAL									
NON RESIDENTIAL: COMMERCIAL.		Includes shops, offices, service stations, hotels ■ Plan valid for 12 months							
0 - 25m ²	Minimum fee		382.98	436.60	y	420.00	420.00	0.00	478.80
>25m ²		At cost of R2592.00 (2008/09)/ R2804.40(2009/10) per m ² x .008	>25m ² x.008x R2,273.68	>25m ² x.008x R2,592.00	y	>25m ² x.008x R2,460.00	>25m ² x.008x R2,460.00	0.00	>25m ² x.008x R2,804.40
NON RESIDENTIAL: OTHER.		Schools, Churches, Place of Education (i.e. Daycares, technicons etc.) ■ Plan valid for 12 months							
0 - 25m ²	Minimum fee		382.98	436.60	y	420.00	420.00	0.00	478.80
>25m ²		At cost of R1943.00 (2008/09)/ R2109(2009/10) per m ² x .008	>25m ² x.008x R1,704.39	>25m ² x.008x R1,943.00	y	>25m ² x.008x R1,850.00	>25m ² x.008x R1,850.00	0.00	>25m ² x.008x R2,109.00
NON RESIDENTIAL: INDUSTRIAL.		Includes Factories, Warehouses, Offices in Industrial Areas ■ Plan valid for 12 months							
0 - 25m ²	Minimum fee		382.98	436.60	y	420.00	420.00	0.00	478.80

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			Recalculated	R	Yes/No	R	Recalculated	Variance due	R
			excl. VAT	incl. VAT		excl. VAT	excl. VAT	to rounding	incl. VAT
>25m ²		At cost of R1943.00 (2008/09)/ R2109(2009/10) per m ² x .008	>25m ² x.008x R1,704.39	>25m ² x.008x R1,943.00	y	>25m ² x.008x R1,850.00	>25m ² x.008x R1,850.00	0.00	>25m ² x.008x R2,109.00
NON RESIDENTIAL: RURAL BUILDINGS.		Incl silos, barns, hangers etc All farmhouses and labourers accommodation to be taken at residential rate.							
		■ Plan valid for 12 months							
0 - 75m ²	Minimum fee		382.98	436.60	y	420.00	420.00	0.00	478.80
> 75m ²		At cost of R720.00 (2008/09)/ R786.60 (2009/10) per m ² x .008	>75m ² x.008x R631.58	>75m ² x.008x R720.00	y	>75m ² x.008x R690.00	>75m ² x.008x R690.00	0.00	>75m ² x.008x R786.60
INTERNAL ALTERATIONS -- ALL CATEGORIES.		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.
SKETCH PLAN FEE		Fee not deductible from final plan fee.							
Single Residential	per application		234.04	266.80	y	260.00	260.00	0.00	296.40
All other categories	per application		382.98	436.60	y	420.00	420.00	0.00	478.80
MAJOR HAZARD INSTALLATIONS	per application		382.98	436.60	y	420.00	420.00	0.00	478.80
LPG INSTALLATIONS (ALL INSTALLATIONS)	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
MASTS									
Greenfield	per application		490.00	558.60	y	530.00	530.00	0.00	604.20
Roof Top	per application		382.98	436.60	y	420.00	420.00	0.00	478.80
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	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
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	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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			2008/09	2008/09	VAT	2009/10	2009/10	2009/10	2009/10
			Recalculated	R	Yes/No	R	Recalculated	Variance due	R
			excl. VAT	incl. VAT		excl. VAT	excl. VAT	to rounding	incl. VAT
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.	740.00	843.60	y	800.00	800.00	0.00	912.00
For the consideration of plans for existing structures pre 1964 for Sectional Title purposes			740.00	843.60	y	800.00	800.00	0.00	912.00
SPECIAL EVENTS: TEMPORARY GRANDSTAND , EXHIBITIONS AND TENTS	per application.	One application per event. Maximum period of validity: 7 days.	234.04	266.80	y	260.00	260.00	0.00	296.40
	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
DEMOLITIONS (ALL APPLICATIONS)	per application		382.98	436.60	y	420.00	420.00	0.00	478.80
HOARDINGS									
Permit fee : All applications		See Transport, Roads and Stormwater tariff schedule.	234.04	266.80	y	260.00	260.00	0.00	296.40
Storage Permit fee for utilization of footways or public streets	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 rental of (R1938.00 (2008/09)) R2097.60 (2009/10) per m ² per annum	R1,700.00/m ² PA	R1,938.00/m ² PA	y	R1,840.00/m ² PA	R1,840.00/m ² PA	0.00	R2,097.60/m ² PA
		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							
Footway storage Rental									
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
COPIES OF PLANS									

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			Recalculated	R	Yes/No	R	Recalculated	Variance due	R
			excl. VAT	incl. VAT		excl. VAT	excl. VAT	to rounding	incl. VAT
Search fee	per application	Includes the first 2 prints.	69.04	78.70	y	75.00	75.00	0.00	85.50
PRINTING FEES (Copies)									
Photocopies									
A4	per copy	As per the Promotion of Access to Information Act 2 of 2000		0.60	y	0.60			0.60
A3	per copy	As per LUM	2.28	2.60	y	2.46	2.46	0.00	2.80
A2	per copy	As per LUM	11.23	12.80	y	12.13	12.11	-0.02	13.80
A1	per copy	As per LUM	17.72	20.20	y	19.14	19.12	-0.02	21.80
A0	per copy	As per LUM	23.33	26.60	y	25.20	25.18	-0.02	28.70
EXEMPTIONS									
		The following applications are exempt from the payment of scrutiny fees: <ul style="list-style-type: none"> • Applications for Central Provincial Government for work funded by Government and use by Government Departments. • 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.) • 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. 							
GENERAL.		<ul style="list-style-type: none"> • 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. 							

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			excl. VAT	incl. VAT		excl. VAT	excl. VAT	to rounding	incl. VAT	
		<ul style="list-style-type: none"> • 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. 								
		<ul style="list-style-type: none"> • 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 03/2008									