

SPATIAL PLANNING AND ENVIRONMENT - DEVELOPMENT MANAGEMENT - BUILDING DEVELOPMENT MANAGEMENT										
CAT		SERVICES RENDERED	UNIT	REMARKS	2019/20 Recalculated	2019/20 R	VAT Yes/No	2020/21 Recalculated	2020/21 R	% Increase / decrease
					excl. VAT	incl. VAT		excl. VAT	incl. VAT	
		BUILDING PLAN SUBMISSION								
	1	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.						
PCR	(a)	Minor works permit - All Residential	Minimum fee	Minor Building Work as defined in the National Building Regulations	460.87	530.00	y	469.57	540.00	1.89%
PCR	(b)	Minor works permit - Other than residential	Minimum fee	Minor Building Work as defined in the National Building Regulations	739.13	850.00	y	756.52	870.00	2.35%
	(c)	Open-sided covered (any material other than fabric) shelter for a car, caravan or boat.		As per (a) or (b) above					-	
	(d)	Single Residential >40m ²	per m ² x .0085 or the Minimum Fee + VAT whichever is greater.		904.35	1 040.00	y	930.43	1 070.00	2.88%
	(e)	Other than single residential >40m ²	per m ² x .0085 or the Minimum Fee + VAT whichever is greater.		904.35	1 040.00	y	930.43	1 070.00	2.88%
S	2	STATE FUNDED HOUSING PROJECTS		State funded Housing, including single dwelling units and multi-storey multi unit buildings						
				• Plan valid for 12 months						
SB	(a)	Individual single dwelling units ≤80m ²	Per Unit		8.70	10.00	y	8.70	10.00	0.00%
SB	(b)	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.	8.70	10.00	y	8.70	10.00	0.00%

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PCR	(c)	Individual single dwelling units >80m²		■ Per category	As per Single Residential	As per Single Residential	y	As per Single Residential	As per Single Residential	
PCR	(d)	Blocks of Flats where the individual flats are >80m²	Per Application	■ Per category	As per Other Residential	As per Other Residential	y	As per Other Residential	As per Other Residential	
PCR	(e)		Per Application	■ Additions / Alterations: only applicable where the total floor area of the altered unit is less than 80m²	217.39	250.00	y	217.39	250.00	0.00%
	3	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.						
PCR	(a)	> 0 ≤ 25m²			460.87	530.00	y	469.57	540.00	1.89%
PCR	(b)	>25 ≤ 50m²			1 069.57	1 230.00	y	1 095.65	1 260.00	2.44%
PCR	(c)	>50 ≤ 75m²			1 617.39	1 860.00	y	1 660.87	1 910.00	2.69%
PCR	(d)	>75 ≤ 100m²			2 243.48	2 580.00	y	2 295.65	2 640.00	2.33%
PCR	(e)	>100 ≤ 125m²			2 895.65	3 330.00	y	2 965.22	3 410.00	2.40%
PCR	(f)	>125 ≤ 150m²			3 591.30	4 130.00	y	3 678.26	4 230.00	2.42%
PCR	(g)	>150 ≤ 175m²			4 382.61	5 040.00	y	4 495.65	5 170.00	2.58%
PCR	(h)	>175 ≤ 200m²			5 313.04	6 110.00	y	5 443.48	6 260.00	2.45%
PCR	(i)	>200 ≤ 250m²			6 730.43	7 740.00	y	6 895.65	7 930.00	2.45%

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PCR	(j)	>250 ≤ 300m²			8 147.83	9 370.00	y	8 347.83	9 600.00	2.45%
PCR	(k)	>300 ≤ 350m²			9 582.61	11 020.00	y	9 826.09	11 300.00	2.54%
PCR	(l)	>350 ≤ 400m²			11 008.70	12 660.00	y	11 286.96	12 980.00	2.53%
PCR	(m)	>400 ≤ 450m²			12 452.17	14 320.00	y	12 765.22	14 680.00	2.51%
PCR	(n)	>450 ≤ 500m²			13 869.57	15 950.00	y	14 217.39	16 350.00	2.51%
PCR	(o)	>500m²	per m² x .0085 or the Minimum Fee + VAT whichever is greater.		3 582.61	4 120.00	y	3 669.57	4 220.00	2.43%
	4	OTHER RESIDENTIAL		Block of flats, Townhouses, Group housing, Single Title						
				■ Plan valid for 12 months						
PCR	(a)	> 0 ≤ 25m²	Minimum fee		460.87	530.00	y	delete	delete	
	(b)	>25m²	per m² x .0085 or the Minimum Fee + VAT whichever is greater.		4 391.30	5 050.00	y	delete	delete	
PCR	(a)	> 0 ≤ 25m²			new	new	y	469.57	540.00	
PCR	(b)	>25 ≤ 50m²			new	new	y	1 095.65	1 260.00	
PCR	(c)	>50 ≤ 75m²			new	new	y	1 660.87	1 910.00	

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PCR	(d)	>75 ≤ 100m²			new	new	y	2 295.65	2 640.00	
PCR	(e)	>100 ≤ 125m²			new	new	y	2 965.22	3 410.00	
PCR	(f)	>125 ≤ 150m²			new	new	y	3 678.26	4 230.00	
PCR	(g)	>150 ≤ 175m²			new	new	y	4 495.65	5 170.00	
PCR	(h)	>175 ≤ 200m²			new	new	y	5 443.48	6 260.00	
PCR	(i)	>200 ≤ 250m²			new	new	y	6 895.65	7 930.00	
PCR	(j)	>250 ≤ 300m²			new	new	y	8 347.83	9 600.00	
PCR	(k)	>300 ≤ 350m²			new	new	y	9 826.09	11 300.00	
PCR	(l)	>350 ≤ 400m²			new	new	y	11 286.96	12 980.00	
PCR	(m)	>400 ≤ 450m²			new	new	y	12 765.22	14 680.00	
PCR	(n)	>450 ≤ 500m²			new	new	y	14 217.39	16 350.00	
PCR	(o)	>500m²	per m² x .0085 or the Minimum Fee + VAT whichever is greater.		new	new	y	3 669.57	4 220.00	
	5	OTHER RESIDENTIAL : ADDITIONS		Block of flats, Townhouses, Group housing, Single Title						
				■ Plan valid for 12 months						
PCR	(a)	> 0 ≤ 25m²	Minimum fee		460.87	530.00	y	delete		

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					excl. VAT	incl. VAT		excl. VAT	incl. VAT	
PCR	(b)	>25m²	per m² x .0085		4 391.30	5 050.00	y	delete		
PCR	(a)	> 0 ≤ 25m²			new	new	y	469.57	540.00	
PCR	(b)	>25 ≤ 50m²			new	new	y	1 095.65	1 260.00	
PCR	(c)	>50 ≤ 75m²			new	new	y	1 660.87	1 910.00	
PCR	(d)	>75 ≤ 100m²			new	new	y	2 295.65	2 640.00	
PCR	(e)	>100 ≤ 125m²			new	new	y	2 965.22	3 410.00	
PCR	(f)	>125 ≤ 150m²			new	new	y	3 678.26	4 230.00	
PCR	(g)	>150 ≤ 175m²			new	new	y	4 495.65	5 170.00	
PCR	(h)	>175 ≤ 200m²			new	new	y	5 443.48	6 260.00	
PCR	(i)	>200 ≤ 250m²			new	new	y	6 895.65	7 930.00	
PCR	(j)	>250 ≤ 300m²			new	new	y	8 347.83	9 600.00	
PCR	(k)	>300 ≤ 350m²			new	new	y	9 826.09	11 300.00	
PCR	(l)	>350 ≤ 400m²			new	new	y	11 286.96	12 980.00	
PCR	(m)	>400 ≤ 450m²			new	new	y	12 765.22	14 680.00	

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PCR	(n)	>450 ≤ 500m²			new	new	y	14 217.39	16 350.00	
PCR	(o)	>500m²	per m² x .0085 or the Minimum Fee + VAT whichever is greater.		new	new	y	3 669.57	4 220.00	
	6	NON RESIDENTIAL: COMMERCIAL.		Includes shops, offices, service stations, hotels ■ Plan valid for 12 months						
PCR	(a)	> 0 ≤ 25m²	Minimum fee		747.83	860.00	y	765.22	880.00	2.33%
PCR	(b)	>25m²	per m² x .0085		4 391.30	5 050.00	y	4 504.35	5 180.00	2.57%
	7	NON RESIDENTIAL: OTHER.		Schools, Churches, Place of Education (i.e. Daycares, technicons etc.) ■ Plan valid for 12 months						
	(a)	> 0 ≤ 25m²	Minimum fee		747.83	860.00	y	765.22	880.00	2.33%
	(b)	>25m²	per m² x .0085		3 304.35	3 800.00	y	3 382.61	3 890.00	2.37%
	8	NON RESIDENTIAL: INDUSTRIAL.		Includes Factories, Warehouses, Offices in Industrial Areas and parking structures and the parking component within other buildings. ■ Plan valid for 12 months						
PCR	(a)	> 0 ≤ 25m²	Minimum fee		747.83	860.00	y	765.22	880.00	2.33%
PCR	(b)	>25m²	per m² x .0085		3 304.35	3 800.00	y	3 382.61	3 890.00	2.37%

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	9	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						
PCR	(a)	> 0 ≤ 75m ²	Minimum fee		747.83	860.00	y	765.22	880.00	2.33%
PCR	(b)	> 75m ²	per m ² x .0085		1 234.78	1 420.00	y	1 269.57	1 460.00	2.82%
PCR	10	INTERNAL ALTERATIONS – ALL CATEGORIES		Qs/ Architect Estimate.	0.85% of Estimate. Minimum Fee as per category.	0.85% of Estimate. Minimum Fee as per category.	y	0.85% of Estimate. Minimum Fee as per category.	0.85% of Estimate. Minimum Fee as per category.	
				■ Internal alterations to Single residential and Other residential dwelling units to be charged the minimum fee per unit.						
	11	SKETCH PLAN FEE		Fee not deductible from final plan fee.						
PCR	(a)	Single Residential	per application		460.87	530.00	y	469.57	540.00	1.89%
PCR	(b)	All other categories	per application		747.83	860.00	y	765.22	880.00	2.33%
									-	
PCR	12	MAJOR HAZARD INSTALLATIONS	per application		747.83	860.00	y	765.22	880.00	2.33%
PCR	13	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	
			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	
	14	MASTS								
PCR	(a)	Greenfield	per application		939.13	1 080.00	y	965.22	1 110.00	2.78%
PCR	(b)	Roof Top	per application		747.83	860.00	y	765.22	880.00	2.33%

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PCR	15	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	
PCR	16	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	
PCR	17	APPLICATIONS FOR APPROVAL OF PREVIOUSLY APPROVED PLANS THAT HAVE LAPSED	per application	For consideration of approving previously approved plans that have lapsed provided that the application is submitted within 6 months of the lapse date of the original plan.	50% of the applicable fee + VAT	50% of the applicable fee + VAT	y	50% of the applicable fee + VAT	50% of the applicable fee + VAT	
PCR	18	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.	1 434.78	1 650.00	y	1 469.57	1 690.00	2.42%
PCR	19	FOR THE CONSIDERAION OF PLANS FOR EXISTING STRUCTURES PRE 1964 FOR SECTIONAL TITLE PURPOSES			1 434.78	1 650.00	y	1 469.57	1 690.00	2.42%
PCR	20	TEMPORARY BUILDINGS	per application.	Approval in terms of National Building Regulation A23. Period of validity to be stated.	460.87	530.00	y	469.57	540.00	1.89%
			Fire Fee- if applicable	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	

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PCR	21	DEMOLITIONS (ALL APPLICATIONS)	per application	The Director: Development Management may waive the tariff for demolition permits required for the demolition of Problem buildings resulting from enforcing the provisions of the Problem Building By-law.	739.13	850.00	y	756.52	870.00	2.35%
	22	HOARDINGS								
PCR	(a)	Permit fee : All applications		See Transport and Urban Development Authority tariff schedule.	426.09	490.00	y	452.17	520.00	6.12%
MR	(b)	Charges for utilization of footways or public streets for hoarding purposes.	per square metre per annum	Calculated (on a monthly basis) at a rate of 5% of the Municipal Property Valuation times the area requiring the hoarding per m2 per annum up to a maximum of R1 500.00 per m2 (incl. Vat) and payable on issue of permit. The permit is renewable after 3 months	5% of the Municipal Property Valuation per square metre times the area.	5% of the Municipal Property Valuation per square metre times the area.	y	5% of the Municipal Property Valuation per square metre times the area.	5% of the Municipal Property Valuation per square metre times the area.	
				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						
	(c)	Footway storage Rental								
		Rental for the use of footways or pavements (Single Residential)			See Transport and Urban Development Authority tariff schedule.	See Transport and Urban Development Authority tariff schedule.	y	See Transport and Urban Development Authority tariff schedule.	See Transport and Urban Development Authority tariff schedule.	
	23	COPIES OF PLANS								
PCR	(a)	Search fee	per application	Per erf Number	52.17	60.00	y	52.17	60.00	0.00%
		INFORMATION PRODUCT FEES								
PCR	(b)	Record retrieval Electronic and on site Hardcopy	per Building Plan Number		52.17	60.00	y	52.17	60.00	0.00%
PCR	(c)	Record retrieval Hardcopy, off site archived	per Building Plan Number		95.65	110.00	y	95.65	110.00	0.00%

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PCR	(d)	Transfer of electronic copy	per Building Plan Number	Clean Flash drive to be provided by applicant	17.39	20.00	y	17.39	20.00	0.00%
		PRINTING FEES (Copies)		As per Land Use Management tariffs 4(a), 4(b) and 4(c).						
	24	EXEMPTIONS		The following applications are exempt from the payment of scrutiny fees:						
		● Applications in respect of any building to be erected by or on behalf of the State. In this context “State” means an “organ of State” as defined in Section 239 of the Constitution. This is interpreted as those institutions which are an intrinsic part of government and those institutions outside the public service which are controlled by the State – ie where the majority of the members of the controlling body are appointed by the State or where the functions of that body and their exercise is prescribed by the State to such extent that it is effectively in control.								
SB		● 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.)								
S		● Applications in respect of alterations and/or additions to any building older than 60 years and of special heritage significance subject to the following provisos: o The exemption will be applicable for internal alterations and external, including renovations and repairs, where at least two thirds of the heritage fabric is retained as determined by the City’s Heritage Resource officials. The exemption will not apply to applications where only the shell of the original building is retained. o The exemption will be applicable for additions to existing buildings on condition that the architectural floor area of the additions is less than 25% of the architectural floor area of the original building. o The exemption will not apply to applications for new separate buildings on the same erf.								
		o The exemption will not apply to applications for new work where only a portion of the original building is retained. For example the façade of the original building. The exemption will apply where the façade is retained and there is redevelopment within the envelope of the existing building.								
		o The exemption will not be applicable to applications for building work in urban conservation areas unless the first two criteria apply								
SB		● 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).								
		· Applications for the conversion, or addition to, dwelling houses or other residential units for ECD or OR other registered welfare organisation purposes in former state subsidized housing developments will be charged for at the minimum tariff for such residential developments up to a total habitable floor area of 80m². /								

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SB		● 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.								
S		The Director: Planning & Building Development Management may authorise exemption from building plan application tariffs in cases where a building plan decision was set aside in a court of law and is required in terms of a court to be resubmitted to the City for decision, subject thereto that it is the same plan as originally submitted.								
		GENERAL								
26		● The Director: Planning and Building Development Management 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.								
		· The Director: Development Management may grant or refuse applications for the exemption of some or all the applicable Building Development application fees of a particular application that had to be reduced in extent due to insufficient wet services being available to the property or where such has resulted in extensive material changes to developments made at the request of such Service Departments of the City of Cape Town in the interests of resource conservation.								
		● Applications in respect of any building to be erected or altered or additions thereto in the Atlantis Industrial Area as defined in the Cape Town Zoning Scheme or any building to be erected or altered or additions thereto in any other approved spatially targeted areas as provided for in Council's Investment Incentives Policy.								
		● 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 for the construction cost portion of the project budget cost. (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.								