ECONOMIC, ENVIRONMENTAL AND SPATIAL 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	2013/14 Recalculated excl. VAT	2013/14 R incl. VAT	VAT Yes/No	2014/15 Recalculated excl. VAT	2014/15 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 Regulations	338.60	386.00	y	357.89	408.00
Minor works permit - Other than residential	Minimum fee	Minor Building Work as defined in the National Building Regulations	547.37	624.00	y	578.95	660.00
Open-sided covered (any material other than fabric) shelter for a car, caravan or boat.							
Single Residential >40m^2	per m² x .008 or the Minimum Fee + VAT whichever is greater.		668.42	762.00	y	707.02	806.00
Other than single residential >40m2	per m² x .008 or the Minimum Fee + VAT whichever is greater.		668.42	762.00	y	707.02	806.00
STATE FUNDED HOUSING PROJECTS		State funded Housing, including single dwelling units and multi-storey multi unit buildings					
		● Plan valid for 12 months					
Individual single dwelling units ≤80m²	Per Unit		10.53	12.00	y	10.53	12.00

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Blocks of Flats where the individual flats are ≤80m²	Per Flat per Application	The fee is calculated as the number of flats in the block multiplied by the Tariff.	10.53	12.00	y	10.53	12.00
Individual single dwelling units >80m²		■ Per category	As per Single Residential	As per Single Residential	y	As per Single Residential	As per Single Residential
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
	Per Application	■ Additions / Alterations: only applicable where the total floor area of the altered unit is less than 80m²	157.89	180.00	y	166.67	190.00
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			338.60	386.00	y	357.89	408.00
>25 ≤ 50m²			781.58	891.00	y	827.19	943.00
>50 ≤ 75m²			1 185.09	1 351.00	y	1 253.51	1 429.00
>75 ≤ 100m²			1 640.35	1 870.00	y	1 735.09	1 978.00
>100 ≤ 125m²			2 108.77	2 404.00	y	2 230.70	2 543.00
>125 ≤ 150m²			2 616.67	2 983.00	y	2 768.42	3 156.00
>150 ≤ 175m²			3 189.47	3 636.00	y	3 374.56	3 847.00
>175 ≤ 200m²			3 865.79	4 407.00	y	4 090.35	4 663.00
>200 ≤ 250m²			4 894.74	5 580.00	y	5 178.95	5 904.00
>250 ≤ 300m²			5 935.96	6 767.00	y	6 279.82	7 159.00
>300 ≤ 350m²			6 977.19	7 954.00	y	7 381.58	8 415.00
>350 ≤ 400m²			8 018.42	9 141.00	y	8 483.33	9 671.00
>400 ≤ 450m²			9 059.65	10 328.00	y	9 585.09	10 927.00
>450 ≤ 500m²			10 100.88	11 515.00	y	10 686.84	12 183.00
>500m²	per m² x .008		2 610.53	2 976.00	y	2 762.28	3 149.00

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OTHER RESIDENTIAL		Block of flats, Townhouses, Group housing, Single Title					
		■ Plan valid for 12 months					
> 0 $\leq$ 25m²	Minimum fee		547.37	624.00	y	578.95	660.00
>25m²	per m² x .008		3 198.25	3 646.00	y	3 383.33	3 857.00
OTHER RESIDENTIAL : ADDITIONS		Block of flats, Townhouses, Group housing, Single Title			y		
		■ Plan valid for 12 months					
> 0 $\leq$ 25m²	Minimum fee		547.37	624.00	y	578.95	660.00
>25m²	per m² x .008		3 198.25	3 646.00	y	3 383.33	3 857.00
NON RESIDENTIAL							
NON RESIDENTIAL: COMMERCIAL.		Includes shops, offices, service stations, hotels					
		■ Plan valid for 12 months					
> 0 $\leq$ 25m²	Minimum fee		547.37	624.00	y	578.95	660.00
>25m²	per m² x .008		3 198.25	3 646.00	y	3 383.33	3 857.00
NON RESIDENTIAL: OTHER.		Schools, Churches, Place of Education (i.e. Daycares, technicons etc.)					
		■ Plan valid for 12 months					
> 0 $\leq$ 25m²	Minimum fee		547.37	624.00	y	578.95	660.00
>25m²	per m² x .008		2 408.77	2 746.00	y	2 548.25	2 905.00

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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					
> 0 ≤ 25m²	Minimum fee		547.37	624.00	y	578.95	660.00
>25m²	per m² x .008		2 408.77	2 746.00	y	2 548.25	2 905.00
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 ≤ 75m²	Minimum fee		547.37	624.00	y	578.95	660.00
> 75m²	per m² x .008		898.25	1 024.00	y	950.00	1 083.00
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.
SKETCH PLAN FEE		Fee not deductible from final plan fee.					
Single Residential	per application		338.60	386.00	y	357.89	408.00
All other categories	per application		547.37	624.00	y	578.95	660.00
MAJOR HAZARD INSTALLATIONS	per application		547.37	624.00	y	578.95	660.00

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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
MASTS							
Greenfield	per application		690.35	787.00	y	730.70	833.00
Roof Top	per application		547.37	624.00	y	578.95	660.00
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
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
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

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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.	1 040.35	1 186.00	y	1 100.88	1 255.00
For the consideration of plans for existing structures pre 1964 for Sectional Title purposes			1 040.35	1 186.00	y	1 100.88	1 255.00
TEMPORARY BUILDINGS	per application.	Approval in terms of National Building Regulation A23. Period of validity to be stated.	332.46	379.00	y	351.75	401.00
	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
DEMOLITIONS (ALL APPLICATIONS)	per application		546.05	622.50	y	578.07	659.00

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HOARDINGS							
Permit fee : All applications		See Transport, Roads and Stormwater tariff schedule.	314.91	359.00	y	333.33	380.00
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.	2 192.98	2 500.00	y	2 192.98	2 500.00
		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
COPIES OF PLANS							
Search fee	per application	Includes the first 2 prints.	98.25	112.00	y	103.51	118.00
PRINTING FEES (Copies)							
Photocopies							
A4	per copy	As per Promotion of Access to Information Act 2 of 2000	0.53	0.60	y	0.53	0.60
A3	per copy	As per LUM	3.51	4.00	y	3.51	4.00
A2	per copy	As per LUM	15.00	17.10	y	15.79	18.00
A1	per copy	As per LUM	23.68	27.00	y	24.56	28.00
A0	per copy	As per LUM	31.23	35.60	y	33.33	38.00

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				Recalculated	R	VAT	Recalculated	R
				excl. VAT	incl. VAT	Yes/No	excl. VAT	incl. VAT
	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.					
			● 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.)					

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				Recalculated	R	VAT	Recalculated	R
				excl. VAT	incl. VAT	Yes/No	excl. VAT	incl. VAT
			• 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					

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			● 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).					
			● 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.					
			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.					

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				Recalculated	R	VAT	Recalculated	R
				excl. VAT	incl. VAT	Yes/No	excl. VAT	incl. VAT
	GENERAL		● 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.					
			● Applications in respect of any building to be erected or altered or addtions 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.					

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			● 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.					