

CITY OF TSHWANE METROPOLITAN MUNICIPALITY

DETERMINATION OF CHARGES PAYABLE TO THE CITY OF TSHWANE METROPOLITAN MUNICIPALITY WITH REGARD TO THE EXAMINATION AND APPROVAL OF BUILDING PLANS AND RELATED MATTERS

In terms of section 75A(1) of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000), as amended, it is hereby made known that the City of Tshwane Metropolitan Municipality determined the charges payable to the Municipality with regard to the examination and approval of building plans and related matters, as set out in the SCHEDULE below, with effect from 01 November 2003.

SCHEDULE

PART A

CHARGES PAYABLE TO THE CITY TSHWANE METROPOLITAN MUNICIPALITY FOR THE EXAMINATION AND APPROVAL OF BUILDING PLANS:

- 1 The tariff for the examination and approval of building plans for all buildings, including outbuildings, covered stoeps, verandahs and car-ports:
 - (a) For New buildings: R 7,00 per m² or part thereof subject to a minimum levy of R 280,00 per application.
 - (b) For Additions: R 7,00 per m² or part thereof subject to a minimum levy of R 280,00 per application.
 - (c) For Alterations: R 7,00 per m² or part thereof subject to a minimum levy of R 280,00 per application.
 - (d) For Amended plans: R 7,00 per m² or part thereof, applicable to that part of the building where amendments are made/take place, subject to a minimum levy of R 280,00 per application.
 - (e) For New Proposals/Re-Design: R 7,00 per m² or part thereof subject to a minimum levy of R 280,00 per application.
 - (f) For the Renewal of plans where the approval of such plan has lapsed in terms of Section 7(4) of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977), as amended: R 7,00 per m² or part thereof subject to a minimum levy of R 280,00 per application.

- (g) For the examination of preliminary building sketch plans, as contemplated in Regulation A(3) of the National Building Regulations: R 3,50 per m² or part thereof subject to a minimum levy of R 280,00 per application.
- (h) For Courtesy Building Plans (Government and Local Authority): No Fee, but to comply fully with Section 2, **Applications of Act**, of the National Building Regulations and Standards Act, 1977 (Act 103 of 1977) with notable reference to Section 2(4).
- (i) For Low Cost Housing Projects by Government and/or Local Authority: No Fee.
- (j) For the consideration of an application to commence or proceed with the erection of a building before the granting of approval, as contemplated in Section 7(6) of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977), as amended: R 3,50/m² or part thereof, subject to a minimum levy of R 280,00.
- (k) For the consideration of an application to use a building before the certificate of occupancy has been issued, as contemplated in Section 14(1A) of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977), as amended: R 3,50/m² or part thereof, subject to a minimum levy of R 280,00.
- (l) For the consideration of an application to demolish or cause or permit to demolish a building as contemplated in Regulation E1(1) of the National Building Regulations: R 3,50/m² or part thereof, subject to a minimum levy of R 280,00.
- (m) For the construction of a swimming-pool: R 280,00 per application.
- (n) For the authorization to carry out minor building work as contemplated in Section 13 of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977), as amended: R 280,00 for each item in any application.
- (o) For re-roofing: R 280,00 per application.
- (p) For the installation of fuel pumps, fuel storage tanks and/or gas installations: R 560,00 per application.
- (q) For the erection antennae and/or masts:
 - (i) Ground Based: R 560,00 per application;
 - (ii) Roof Top Based: R 280,00 per application.

- (r) For the erection of free standing and/or boundary walls: R 280,00 per application.
2. The minimum charges payable for any examination or approval shall be R 280,00.
 3. In calculating the area referred to in items 1(a), 1(b), 1(c), 1(d), 1(e), 1(f), 1(g), 1(j), 1(k) and 1(l), the total dimensions of the building at each story, excluding the area of an external staircase, chimney breast, buttress, eaves projection to a maximum of 1 m and other projections, shall be taken into account, provided that basement floors, mezzanine floors and galleries shall be calculated as separate floor levels.
 4. The area of the work as referred to in item 1(a), 1(b), 1(c), 1(d), 1(e), 1(f), 1(g), 1(j), 1(k) and 1(l), shall be determined by the Building Control Officer and such determination shall be final.

PART B

CHARGES PAYABLE TO THE CITY TSHWANE METROPOLITAN MUNICIPALITY, OTHER THAN THOSE FOR THE EXAMINATION AND APPROVAL OF BUILDING PLANS:

1. The charges payable, other than those for the examination and approval of building plans, shall be as follows:

(a) For the consideration of an application to use municipal property to erect a hoarding on it: R 300,00 per application together with a levy of R 1,00/m² or part thereof.

Provided that -

- an application may only be for a period of maximum 26 weeks, whereupon an application for renewal may be made.
- in respect of the rental of municipal property adjacent to residential erven, the charges shall be R 3,00/m² per week or part thereof, calculated on the area of the municipal property been used.
- in respect of the rental of municipal property adjacent to other erven, the charges shall be R 5,00/m² per week or part thereof, calculated on the area of the municipal property been used.
- in respect of the rental of municipal property adjacent to any erven within central business districts, the charges shall be R 5,00/m² per week or part thereof, calculated on the area of the municipal property been used.
- a minimum charge R 100,00 per week or part thereof, shall be applicable.

(b) For the consideration of an application to erect a verandah over municipal property: R 300,00 per application together with a levy of R 1,00/m² or part thereof.

Provided that -

- an application may only be for a period of maximum 1 year, whereupon an application for renewal may be made.
- in respect of rental for a verandah over municipal property, the charges shall be R 20,00/m² per month or part thereof,

calculated on the area of the municipal property covered by such verandah.

- a minimum charge R 100,00 per month or part thereof, shall be applicable.
 - (c) For a re-inspection, owing to defective work or any negligence on the part of the applicant, or if it is found that the building work is not ready for the inspection after such an inspection has been requested: R 140,00 in respect of each re-inspection.
 - (d) For a copy of a notice of approval or inspection certificate: R 14,00 per copy.
 - (e) For a monthly copy of statistical data on approved building plans: R 140,00 per copy;
 - (f) For the certification of additional copies of building plans submitted for approval: R 7,00 per copy.
 - (g) For a certified paper copy of an approved building plan:
 - (i) A 4-Size : R 3,50 per copy.
 - (ii) A 3-Size : R 7,00 per copy.
 - (iii) A 2-Size : R 14,00 per copy.
 - (iv) A 1-Size : R 28,00 per copy;
 - (v) A 0-Size : R 56,00 per copy.
 - (h) Administrative Charge for Submission of building plan applications regarding Unauthorized Work after a Notice has been served in terms of the of the National Building Regulations and Building Standards Act, 1977 (Act 103 of 1977), as amended: Two (2) x Plan Fee (Additional to plan fee).
2. The area of the work as referred to in item 1(a) and 1(b), shall be determined by the Building Control Officer and such determination shall be final.

PART C

CHARGES PAYABLE TO THE CITY TSHWANE METROPOLITAN MUNICIPALITY, OTHER THAN THOSE FOR COPIES OF PLANS, DRAWINGS, DIAGRAMS OR SIMILAR DOCUMENTS:

1. The fees for black on white copies of plans and documents supplied by the applicant are as follows:

(a) Charges payable for paper copies are as follows:

(i)	A 4-Size	:	R 1,75
(ii)	A 3-Size	:	R 3,50
(iii)	A 2-Size	:	R 7,00
(iv)	A 1-Size	:	R 14,00
(v)	A 0-Size	:	R 28,00

PART D

CHARGES PAYABLE TO THE CITY TSHWANE METROPOLITAN MUNICIPALITY FOR THE EXAMINATION AND APPROVAL OF FIRE PLANS (ADDITIONAL TO BUILDING PLAN FEES):

1. The tariff for the examination and approval of any Fire Plan (Additional to Building Plan Fee), including outbuildings, covered stoeps, verandahs and car-ports: R 1,00 per m² or part thereof subject to a minimum levy of R 140,00 per application and with a maximum levy of R 10 000,00 per application.
 2. The minimum charges payable for any examination or approval shall be R 140,00.
 3. In calculating the area referred to in item 1, the total dimensions of the building at each story, excluding the area of an external staircase, chimney breast, buttress, eaves projection to a maximum of 1 m and other projections, shall be taken into account, provided that basement floors, mezzanine floors and galleries shall be calculated as separate floor levels.
 4. The area of the work as referred to in item 1, shall be determined by the Building Control Officer and such determination shall be final.
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