

## EphMLM LAND USE BY-LAWS Tariffs 2017/18 Financial Year

<b>ASSESSMENT RATES</b>			<b>2017/18 c/R</b>	
	<b>Moganyaka/Leeufontein/Elandskraal/Matlereke ng/Zamenkomst/Marble Hall and Outer lying Farms</b>			
<b>BULK CONTRIBUTIONS</b>			<b>2017/18 c/R</b>	
<b>Bulk Contribution per (Residential)</b>	Roads & Streetlights		Calculate by Tech	
<b>Bulk Contribution per (Business)</b>	Roads & Streetlights		Calculate by Tech	
<b>Interest of prime plus 1% on outstanding amounts more than 30 days</b>			Prime plus 1%	

*All tariffs are VAT exclusive*

			<b>2017/18 c/R</b>	<b>2017/18 c/R (Vat Incl)</b>
<b>1</b>	<b>BUILDING PLAN FEES</b>			
	New buildings:- a) up to 150m <sup>2</sup> ( <b>per square meter</b> )		R5.80 /m <sup>2</sup>	
	New buildings:-b) on balance above 150m <sup>2</sup>		Straight	
<b>2</b>	Minimum payable		R 980.00	<b>R 1,117.00</b>
<b>3</b>	Additions to existing buildings		Same as nr1	
	Alterations to or inside existing building( <b>per square meter</b> )		R5.80 /m <sup>2</sup>	
<b>4</b>	Minimum payable		R 980.00	<b>R 1,117.00</b>
	Amended plans/Redesign/new proposal (after submission)		R5.80 /m <sup>2</sup>	
<b>5</b>	Minimum payable		R 980.00	<b>R 1,117.00</b>
	Engineers design/Concrete slabs/structures/Timber structures( <b>per square meter</b> )		R5.80 /m <sup>2</sup>	
<b>6</b>	Minimum payable		R 970.00	<b>R 1,106.00</b>
	Engineers design/Steel structures(per square meter)		R2-70/m <sup>2</sup>	
<b>7</b>	Minimum payable		R 980.00	<b>R 1,117.00</b>
	Sewage/drainage plan( <b>per square meter</b> )		R2-57/m <sup>2</sup>	
<b>8</b>	Minimum payable		R 980.00	<b>R 1,117.00</b>
	Renewal of plans within one yaer after lapsing (approval of plans lapses 12 months after approval)		50% of calculated fees.	
<b>9</b>	Minimum payable		R 490.00	<b>R 559.00</b>
	Renewal of plans within two yaers after lapsing (approval of plans lapses 12 months after approval)		100% of calculated fees	
<b>10</b>	Minimum payable		R 980.00	<b>R 1,117.00</b>
	Preliminary Sketch plans		50% of calculated fees.	
<b>11</b>	Minimum payable		R 490.00	<b>R 559.00</b>
	Government plans (Not to be approved/disapproved) only for information		zero	
<b>12</b>	Minimum payable		zero	
	Local Athority plans. To be approved/disapproved as all other plans		zero	
<b>13</b>	Minimum payable		zero	
	Low Cost housing plans. To be approved/disapproved as all other plans( <b>per square meter</b> )		R4.02/m <sup>2</sup>	
<b>14</b>	Minimum payable		R 980.00	<b>R 1,117.00</b>
	Application to commence construction of building prior to approval of plans (section 7(6) of NBR		R7.50/m <sup>2</sup>	
<b>15</b>	Minimum payable		R 640.09	<b>R 730.00</b>
	Application for consent to occupy before occupation certificate is issued. (Section 14[1A]		R2-93/m <sup>2</sup>	
<b>16</b>	Minimum payable		R 640.09	<b>R 730.00</b>
	Demolition Permit			
<b>17</b>		Per appilication	R 640.09	<b>R 730.00</b>
<b>18</b>	Swimming pool	Per item	R 320.05	<b>R 365.00</b>
<b>19</b>	Minor building works (Section 13 of NBR)	Per item	R 320.05	<b>R 365.00</b>
<b>20</b>	Reroofing.	Per appilication	R 320.05	<b>R 365.00</b>
<b>21</b>	Fuel pumps, Fuel storage, Tanks and Gas installations	Per appilication	R 1,030.33	<b>R 1,175.00</b>
	<b>Installation of Masts:-</b>			
		Ground based	Per appilication	R 1,040.16
		Roof top based	R 1,040.16	<b>R 1,186.00</b>
<b>21</b>	<b>Installation of Masts:-</b>			
		Ground based	R 1,040.16	<b>R 1,186.00</b>
		Roof top based	R 1,040.16	<b>R 1,186.00</b>
<b>22</b>			R 1,040.16	<b>R 1,186.00</b>

23	Freestanding walls/boundary	Per application	R 320.05	R 365.00
24	Occupation certificate		R 150.00	R 171.00
25	Building plans submitted in informal settlements		R 200.00	R 228.00
	<b>Sidewalk deposit/Guar</b>	Developed sidewalks	R126.51/m <sup>2</sup>	
		Landscaped sidewalks (per square meter)	R95.17/m <sup>2</sup>	
26	<b>BUILDING PLAN FEES (continue)</b>		<b>2017/18</b>	
			<b>c/R</b>	
	<b>Sidewalk Rentals:-</b>	0m <sup>2</sup> to 50m <sup>2</sup>	Per m <sup>2</sup> per week	R 13.21 R 15.00
		51m <sup>2</sup> to 100m <sup>2</sup>	Per m <sup>2</sup> per week	R 12.32 R 14.00
		101m <sup>2</sup> to 150m <sup>2</sup>	Per m <sup>2</sup> per week	R 11.44 R 13.00
		151m <sup>2</sup> to 200m <sup>2</sup>	Per m <sup>2</sup> per week	R 10.56 R 12.00
27		201m <sup>2</sup> and more		R 9.68 R 11.00
	Re-Inspection Fee		R 493.68	R 563.00
	Plumber's Registration Fee	Annual fee	R 387.20	R 441.00
	Electrician's Registration	Annual fee	R 387.20	R 441.00
	Contractor's Registration	Deposit	R 2,101.77	R 2,396.00
		Registrations fee	R 196.02	R 223.00
<b>All tariffs are VAT exclusive</b>				

APPLICATIONS FEES IN TERMS OF THE TOWN PLANNING & TOWNSHIPS ORDINANCE NO 15 OF 1986			2017/18 c/R	
LAND USE MANAGEMENT ACT 16 OF 2013			SPATIAL PLANNING	
Application Type				
	Section 96 ( Township Establishment)		R 4,800.70	R 5,473.00
	Section 99 ( Phasing)		R 3,200.47	R 3,649.00
	Section 96(4) Substantial change of Township		R 3,200.47	R 3,649.00
	Section 100 (Consent to amendment of documents)		R 3,200.47	R 3,649.00
	Section 88 (Extension of boundaries)		R 3,200.47	R 3,649.00
	Section 125 (Amendment scheme/incorporation of Township into Town Planning Scheme)		R 1,500.00	R 1,710.00
	Section 56 (Amendment of Town Planning scheme)	per sheet	R 1,600.23	R 1,824.00
	Substantial Amendment of Section 56 or 125 applications		R 1,600.23	R 1,824.00
	Section 62 &63 (including revoking of a provision in an approved scheme or revoking the scheme)		R 1,600.23	R 1,824.00
	Section 92(1)(a) (Subdivision of a Property)		R 2,500.00	R 2,850.00
	Section 92 (1) (Rezoning of a Property)		R 1,600.23	R 1,824.00
	Section 92(1)(b) (Consolidation of Properties)		R 1,600.23	R 1,824.00
	Section 92(4) (a) &(b) (Amendment of subdivision /consolidation of plan or condition of approval or cancellation of approval)		R 1,600.23	R 1,824.00
<b>Applications in terms of the Marble Hall Town Planning Scheme 2001/ Spatial Planning Land Use Management Act, 16 of 2013</b>				
	Clause (special consent)-application fee		R 1,600.23	R 1,824.00
	Clause (Written consent)-application fee		R 1,600.23	R 1,824.00
	Relaxation of Building Line(Penalty per encroachment)		R 1,502.57	R 1,713.00
	Relaxation of parking requirements(Application Fee)		R 1,200.00	R 1,368.00
	Relaxation of parking requirements(Penalty per parking bay)		R 1,050.00	R 1,197.00
	Relaxation of parking requirements		R 2,400.00	R 2,736.00
	Site development plan (SDP)		R 1,050.00	R 1,197.00
	Site development plan (SDP) if application includes relaxation of building line		R 1,600.23	R 1,824.00
<b>Application in terms of Division of Land Ordinance 20 of 1986</b>				
	Section 6(4) Division of land (farm land)		R 1,600.23	R 1,824.00
	Section 17 Amendment or deletion of a condition or conditions		R 1,600.23	R 1,824.00
<b>Other</b>				
	Zoning Certificate		R 48.00	R 55.00
	Deeds Search		R 75.00	R 86.00
	Notarial tie application		R 1,600.23	R 1,824.00
<b>Application in terms of Local Government Ordinance No 17 of 1939</b>				
	Section 67 (Street closure)(Permanent or partial)		R 960.00	R 1,094.00
	Section 68 (Park Closure)(permanent or partial)		R 960.00	R 1,094.00
<b>Application in terms of Proclamation R188 of 1988</b>				
	Business Rights		R 400.07	R 456.00
	Transfer of Ownership(Business)		R 400.07	R 456.00
	Other (Social Uses i.e. church,school,clinic putting up tents etc deposit R250 refundable )		R 160.02	R 182.00
<b>Other Notes</b>				
	No fee is payable for applications on Council Land only if Council is the developer or co-developer			
	No application fee is payable if application is linked to Government Tax Incentive Scheme			
	Application fees can only be refunded if processing has not been initiated. No partial refunds shall be considered			
	In all instances the responsibility is on the applicant to circulate the application to all external bodies			
	and to advertise the application as required by applicable statutes			
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<b>TARRIFFS FOR DOCUMENTS</b>			<b>2017/18 c/R</b>	
	IDP/ Budget		R 150.00	R 171.00
	Municipal Code (By laws and policies)		R 100.00	R 114.00
	Building plans (A4-A3 only)		R 50.00	R 57.00
	GIS Maps (when available) : A0		R 141.75	R 162.00
	A1		R 113.40	R 129.00
	A2		R 85.05	R 97.00
	A3		R 42.53	R 48.00
	A4		R 21.26	R 24.00
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ARTICLE	Tariffs are Vat Exclusive			
4	<b>FINES</b>		<b>2017/18 c/R</b>	
	<b>APPROVAL OF PLANS</b>		R 2,640.39	R 3,010.00
10	Erecting of a structure without approved plan		R 3,000.00	R 3,420.00
	<b>ERECTION OF BUILDING IN CERTAIN CIRCUMSTANCES SUBJECT TO PROHIBITION OR CONDITION</b>		R 880.14	R 1,003.00
	Buildings not in the interest of good health or hygiene.		R 1,500.00	R 1,710.00
	Buildings unsightly or objectionable.		R 1,500.00	R 1,710.00
	Buildings be a nuisance to occupiers, of adjoining neighbouring properties.		R 1,500.00	R 1,710.00
12	<b>DEMOLITION AND ALTERATION OF CERTAIN BUILDINGS</b>		R 1,760.26	R 2,007.00
	Owner fail to comply to written notice from Local Authority to comply with the provisions of this section.		R 3,500.00	R 3,990.00
	If building is dilapidated or in a state of disrepair or show signs thereof;		R 3,500.00	R 3,990.00
	If a building or land on which a building was or being erected is dangerous or showing signs of becoming dangerous to life or property.		R 3,500.00	R 3,990.00
14	<b>OCCUPY WITHOUT CERTIFICATE OF OCCUPANCY</b>		R 1,500.00	R 1,710.00
15	<b>HINDERS OR OBSTRUCT ANY AUTHORIZED PERSON TO ENTER A BUILDING OR LAND TO PERFORM DUTIES</b>		R 880.00	R 1,003.00

**B. REGULATIONS**

ARTICLE				
A15	<b>FINES</b>		<b>2017/18 c/R</b>	
	<b>INSTALLATIONS /MAINTENANCE AND OPERATION</b>		R 528.08	R 602.00
	Fail to ensure that any service installation provided in or in connection with a building be maintained in a safe and properly working condition.			
A18	<b>CONTROL OF PLUMBERS AND PLUMBING WORK</b>		R 528.08	R 602.00
A22	Plumbing work done by untrained and unlicensed plumbers			
	<b>NOTICE TO COMMENCE ERECTION OR DEMOLISHING OF A BUILDING AND NOTICE OF INSPECTION</b>		R 880.14	R 1,003.00
	Fail to request for inspection.			
A25	Placing of concrete before inspection.			
	<b>GENERAL ENFORCEMENT</b>		R 880.14	R 1,003.00
	Deviation from approved plan.			
	Use of building for other purposes than shown on approved plan.			
D4	<b>SWIMMING POOLS</b>		R 440.00	R 502.00

ARTICLE	<b>B. REGULATIONS (continue)</b>			
F1	<b>FINES</b>		<b>2017/18 c/R</b>	
	<b>PROTECTION OF THE PUBLIC</b>		R 1,400.00	R 1,596.00
	Fail to erect a fence hoarding or barricade to ensure public safety at the building site.			
F6	<b>BUILDER'S SHEDS</b>		R 880.00	R 1,003.00
F11	Shed used or constructed in contravention of this regulation.			
	<b>SANITARY FACILITIES</b>		R 440.00	R 502.00
P1	Fail to provide sanitary facilities for the workers.			
	<b>COMPULSORY DRAINAGE BUILDINGS</b>		R 1,760.26	R 2,007.00

P3	No suitable disposal of waterborne sewerage.		
	<b>CONTROL OF OBJECTIONABLE DISCHARGE</b>	R	880.14
	Cause storm water to be discharge in sewer system.		
P4	Cause sewerage to be discharged in storm water system.		
	<b>INDUSTRIAL EFFLUENT</b>	R	2,500.00
	Discharge of industrial effluent in sewer system		
P5	without Local Authority approval,		
	<b>DISCONNECTION</b>	R	440.07
P6	Fail to seal drainage connection after disconnecting from drain.		
	<b>UNAUTHORISED DRAINAGE WORK</b>	R	352.05
P7	Interfere with or illegal connecting of sewer.		
	<b>EXCAVATION</b>	R	1,760.26
	Fail to maintain excavation in safe condition and to take		
	precautionary measures.		
	Fail to obtain written authorisation of Local authority for		
	excavations for more than 3 metres deep.		
T2	<b>FIRE PROTECTION</b>	R	1,500.00
	Insufficient fire extinguisher.		
	Fail to maintain and service fire extinguishers.		
	Obstruction of emergency escape routes.		
	Fail to comply to General requirement of Ti of SDM Fire By-Laws		
	regulation.		

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