

FINAL EPMLM LAND USE BY-LAWS Tariffs 2018/19 Financial Year

ASSESSMENT RATES			2018/19 (EXCLUDE VATE c/R	2018/19 INCL VAT c/R
Moganyaka/Leefontein/Elandsdraal/Materekeng/Zamenkomst/Marble Hall and Outer lying Farms			P	
BULK CONTRIBUTIONS			2018/19 c/R	2018/19 c/R
Bulk Contribution per (Residential)	Roads & Streetlights		Calculate by Tech	Calculate by Tech
Bulk Contribution per (Business)	Roads & Streetlights		Calculate by Tech	Calculate by Tech
Interest of prime plus 1% on outstanding amounts more than 30 days			Prime plus 1%	Prime plus 1%
1 BUILDING PLAN FEES			2018/19 c/R	2018/19 c/R
New buildings:- a) up to 150m ² (per square meter)			R7.48 /m ² Straight	R7.48 /m ² Straight
New buildings:-b) on balance above 150m ²				
2	Minimum payable		R 300.00	R 345.00
3	Additions to existing buildings		Same as nr1	Same as nr1
Alterations to or inside existing building(per square meter)			R7.48 /m ²	R7.48 /m ²
4	Minimum payable		R 300.00	R 345.00
Amended plans/Redesign/new proposal (after submission)			R7.48 /m ²	R7.48 /m ²
5	Minimum payable		R 288.04	R 331.25
Engineers design/Concrete slabs/structures/Timber structures(per square meter)			R7.48 /m ²	R7.48 /m ²
6	Minimum payable		R 285.32	R 328.12
Engineers design/Steel structures(per square meter)			R2-90/m ²	R2-90/m ²
7	Minimum payable		R 288.04	R 331.25
Sewage/drainage plan(per square meter)			R2-70/m ²	R2-70/m ²
8	Minimum payable		R 300.00	R 345.00
Renewal of plans within one yaer after lapsing (approval of plans lapses 12 months after approval)			50% of calculated fees.	50% of calculated fees.
9	Minimum payable		R 144.02	R 165.62
Renewal of plans within two yaers after lapsing (approval of plans lapses 12 months after approval)			100% of calculated fees	100% of calculated fees
10	Minimum payable		R 300.00	R 345.00
Preliminary Sketch plans			50% of calculated fees.	50% of calculated fees.
11	Minimum payable		R 150.00	R 172.50
Government plans (Not to be approved/disapproved) only for information			zero	zero
12	Minimum payable		zero	zero
Local Authority plans. To be approved/disapproved as all other plans			zero	zero
13	Minimum payable		zero	zero
Low Cost housing plans. To be approved/disapproved as all other plans(per square meter)			R4.30/m ²	R5.18/m ²
14	Minimum payable		R 300.00	R 345.00
Application to commence construction of building prior to approval of plans (section 7(6) of NBR			R8.00/m ²	R9.20/m ²
15	Minimum payable		R 670.00	R 770.50
Application for consent to occupy before occupation certificate is issued. (Section 14[1A]			R3.10/m ²	R3.57/m ²
16	Minimum payable		R 670.00	R 770.50
Demolition Permit				
17		Per application	R 670.00	R 770.50
18	Swimming pool	Per item	R 340.00	R 391.00
19	Minor building works (Section 13 of NBR)	Per item	R 340.00	R 391.00
20	Reroofing.	Per application	R 340.00	R 391.00
Fuel pumps, Fuel storage, Tanks and Gas installations			Per application	Per application
21	Installation of Masts:-	Ground based	R 1,100.00	R 1,265.00
		Roof top based	R 1,100.00	R 1,265.00
22	Installation of Masts:-	Ground based	R 1,100.00	R 1,265.00
		Roof top based	R 1,100.00	R 1,265.00
23	Freestanding walls/boundary	Per application	R 340.00	R 391.00
24	Occupation certificate		R 160.00	R 184.00
25	Building plans submitted in informal settlements		R 210.00	R 241.50
Sidewalk deposit/Guaranteed				
	Developed sidewalks		R130.00/m ²	R149.50/m ²
	Landscaped sidewalks (per square meter)		R100.00/m ²	R115.00/m ²
26 BUILDING PLAN FEES (continue)			2018/19 c/R	2018/19 c/R
Sidewalk Rentals:-				
	0m ² to 50m ²	Per m ² per week	R 14.00	R 16.10
	51m ² to 100m ²	Per m ² per week	R 13.00	R 14.95
	101m ² to 150m ²	Per m ² per week	R 12.00	R 13.80
	151m ² to 200m ²	Per m ² per week	R 11.00	R 12.65
27	201m ² and more		R 10.00	R 11.50
Re-Inspection Fee			R 520.00	R 598.00
Plumber's Registration Annual fee			R 410.00	R 471.50
Electrician's Registratio Annual fee			R 410.00	R 471.50
Contractor's Registratio Deposit			R 2,210.00	R 2,541.50
Registrations fee			R 210.00	R 241.50

All tariffs are VAT inclusive

APPLICATIONS FEES IN TERMS OF THE EPHRAIM MOGALE LOCAL MUNICIPALITY SPATIAL PLANNING LAND USE MANAGEMENT, BY-LAW, 2017			2018/19 c/R	2018/19 c/R
Application Type	Section 58 (Township Establishment)		R 5,050.00	R 5,807.50
	Section 59 (Township Phasing)		R 3,360.00	R 3,864.00
	Substantial change of Township		R 3,360.00	R 3,864.00
	Consent to amendment of documents		R 3,360.00	R 3,864.00
	Section 58 (Extension of boundaries)		R 3,360.00	R 3,864.00
	Amendment scheme/incorporation of Township into Town Planning Scheme		R 1,580.00	R 1,817.00
	Section 64(Amendment of Town Planning scheme/ Rezoning) per Erf	per sheet	R 2,630.00	R 3,024.50
	Revoking of a provision in an approved scheme or revoking the scheme		R 1,680.00	R 1,932.00
	Section 67 (Subdivision of a Property)		R 1,680.00	R 1,932.00
	Section 73(Consolidation of Properties)		R 1,680.00	R 1,932.00
	Re-issuing of documents i.e. Approval, Certificates e.t.c		R 210.00	R 241.50
	SG diagram		R 90.00	R 103.50
	Section 164 (4) Contraventions & Penalties		R 3,160.00	R 3,634.00
	Simultaneous Consolidation&Subdivision		R 3,360.00	R 3,864.00
	Material Amendments to Original application prior to Approval/refusal		50% of the original application	50% of the original application
	Any other certificate, per certificate		R 260.00	R 299.00
	Section 65 (Removal/Suspension/Amendment of restrictive/obsolete title conditions)		R 1,680.00	R 1,932.00
	Extension of Validity period of approval		R 1,200.00	R 1,380.00
	Simultaneous Consolidation & Rezoning		R 4,200.00	R 4,830.00
	Simultaneous Removal of Restrictive title conditions & Rezoning		R 4,300.00	R 4,945.00
	Any other application not provided for in the By-law/Land Use Scheme		R 3,160.00	R 3,634.00
	Amendment/ Cancellation of Subdivision Plan		R 1,680.00	R 1,932.00
	Temporary Use: Other Rights(Agricultural)			R -
	Temporary Use: Other Rights(Townships)		R 1,050.00	R 1,207.50
	Temporary Use : Prospecting Rights		R 1,260.00	R 1,449.00
	Lapsing of subdivision and extension of validity		R 1,050.00	R 1,207.50
	Amendment of subdivision /consolidation of plan or condition of approval or cancellation of approval		R 1,680.00	R 1,932.00
Applications in terms of the Marble Hall Town Planning Scheme 2001/			Land Use Management Scheme, 2018	
	Clause (special consent)-application fee		R 1,680.00	R 1,932.00
	Clause (Written consent)-application fee		R 630.00	R 724.50
	Penalty of encroachment per m²		R 30.00	R 34.50
	Transgression of building line prior to the approval		R 2.50	R 2,875+ 115 per m²
	Relaxation of Building Line		R 1502	R 1727.88 + 57.5 per m²
	Relaxation of parking requirements(Application Fee)		R 1,200.00	R 1,380.00
	Relaxation of parking requirements(Penalty per parking bay)		R 1,050.00	R 1,207.50
	Relaxation of parking requirements		R 2,400.00	R 2,760.00
	Site development plan (SDP)		R 1,050.00	R 1,207.50
	Site development plan (SDP) if application includes relaxation of building line		R 1,600.23	R 1,840.26
	Relaxation of Height		R 1,600.00	R 1,840.00
Application in terms of Division of Land Ordinance 20 of 1986				
	Section 6(4) Division of land (farm land)		R 1,600.23	R 1,840.26
	Section 17 Amendment or deletion of a condition or conditions		R 1,600.23	R 1,840.26
Other	Zoning Certificate		R 48.00	R 55.20
	Deeds Search		R 75	R 86.25
	Notarial tie application		R 1,600.23	R 1,840.26
	Land Survey services		R 1,000.00	R 1,150.00
Application in terms of Local Government Ordinance No 17 of 1939				
	Section 67 (Street closure)(Permanent or partial)		R 960.00	R 1,104.00
	Section 68 (Park Closure)(permanent or partial)		R 960.00	R 1,104.00
Application in terms of Proclamation R188 of 1988				
	Business Rights		R 400.07	R 460.08
	Transfer of Ownership(Business)		R 400.07	R 460.08
	Other (Residential, Social Uses i.e. church,school,clinic, putting up tents etc deposit R250 refundable)		R 160.02	R 184.02
COPIES				
	Spatial Development Framework(Hard Copy)		R 5.00 per A4 page for B/W	R 5.75 per A4 page for B/W /R
	Scheme Clause(Hard Copy)		R 5.00 per A4 page for B/W	R 5.75 per A4 page for B/W
	SPLUM By-law		R 5.00 per A4 page for B/W	R 5.75 per A4 page for B/W
	Other		R 5.00 per A4 page for B/W	R 5.75 per A4 page for B/W

Other Notes	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			
	Payment related to Service contribution will be calculated	by the Technical Departments and will be dealt with per application		
	Fines on illegal buildings shall be charged in terms of the	Municipal by-laws		
All tariffs are VAT exclusive				

TARRIFFS FOR DOCUMENTS		2018/19 c/R	2018/19c/R
IDP/ Budget		R 160.00	R 184.00
Municipal Code (By laws and policies)		R 110.00	R 126.50
Building plans (A4-A3 only)		R 50.00	R 57.50
GIS Maps (when available) : A0		R 150.00	R 172.50
A1		R 120.00	R 138.00
A2		R 90.00	R 103.50
A3		R 60.00	R 69.00
A4		R 30.00	R 34.50
All tariffs are VAT exclusive			
ARTICLE	All Tariffs are Vat Inclusive		
4	FINES	2018/19 c/R	2018/19c/R
	APPROVAL OF PLANS		
	Erecting of a structure without approved plan	R 2,780.00	R 3,197.00
10	ERECTION OF BUILDING IN CERTAIN CIRCUMSTANCES SUBJECT TO PROHIBITION OR CONDITION	R 3,200.00	R 3,680.00
	Buildings not in the interest of good health or hygiene.	R 930.00	R 1,069.50
	Buildings unsightly or objectionable.		
	Buildings be a nuisance to occupiers, of adjoining neighbouring properties.	R 1,580.00	R 1,817.00
		R 1,580.00	R 1,817.00
		R 1,580.00	R 1,817.00
12	DEMOLITION AND ALTERATION OF CERTAIN BUILDINGS	R 1,580.00	R 1,817.00
	Owner fail to comply to written notice from Local Authority to comply with the provisions of this section.	R 1,890.00	R 2,173.50
	If building is dilapidated or in a state of disrepair or show signs thereof;		
	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 3,680.00	R 4,232.00
		R 3,680.00	R 4,232.00
		R 3,680.00	R 4,232.00
14	OCCUPY WITHOUT CERTIFICATE OF OCCUPANCY		
15	HINDERS OR OBSTRUCT ANY AUTHORIZED PERSON TO ENTER A BUILDING OR LAND TO PERFORM DUTIES	R 1,580.00	R 1,817.00
		R 930.00	R 1,069.50
ARTICLE	B. REGULATIONS		
	FINES	2018/19 c/R	2018/19c/R
A15	INSTALLATIONS /MAINTENANCE AND OPERATION	R 560.00	R 644.00
	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	CONTROL OF PLUMBERS AND PLUMBING WORK		
	Plumbing work done by untrained and unlicensed plumbers	R 530.00	R 609.50
A22	NOTICE TO COMMENCE ERECTION OR DEMOLISHING OF A BUILDING AND NOTICE OF INSPECTION	R 930.00	R 1,069.50
	Fail to request for inspection.		
	Placing of concrete before inspection.		
A25	GENERAL ENFORCEMENT	R 930.00	R 1,069.50
	Deviation from approved plan.		
	Use of building for other purposes than shown on approved plan.		
D4	SWIMMING POOLS	R 460.00	R 529.00
ARTICLE	B. REGULATIONS (continue)		
	FINES	2018/19 c/R	2018/19c/R
F1	PROTECTION OF THE PUBLIC	R 1,470.00	R 1,690.50
	Fail to erect a fence hoarding or barricade to ensure public safety at the building site.		
F5	BUILDER'S SHEDS	R 930.00	R 1,069.50
F11	SANITARY FACILITIES		
	Shed used or constructed in contravention of this regulation.	R 460.00	R 529.00
F1	COMPULSORY DRAINAGE BUILDINGS	R 1,850.00	R 2,127.50
F3	CONTROL OF OBJECTIONABLE DISCHARGE	R 930.00	R 1,069.50
	Cause storm water to be discharge in sewer system.		
	Cause sewerage to be discharged in storm water system.		
F4	INDUSTRIAL EFFLUENT	R 2,630.00	R 3,024.50
	Discharge of industrial effluent in sewer system without Local Authority approval,		
F5	DISCONNECTION	R 460.00	R 529.00
F6	UNAUTHORISED DRAINAGE WORK	R 370.00	R 425.50
	Interfere with or illegal connecting of sewer.		
F7	EXCAVATION	R 1,850.00	R 2,127.50
	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.		
F12	FIRE PROTECTION	R 1,580.00	R 1,817.00
	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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