

**DEVELOPMENT PLANNING**

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**ANNEXURE B**

**CITY OF JOHANNESBURG**

**AMENDMENT OF TARIFF OF CHARGES IN RESPECT OF THE NATIONAL BUILDING REGULATIONS AND BUILDING STANDARDS ACT, 103 OF 1977**

In terms of Sections 17(3)(a)(ii) and 22(a)(i) and (ii) of the Local Government: Municipal Finance Management Act, 2003 (Act 56 of 2003) and Sections 21(1) and (3), 21A and 75A(3) and (4) of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000) as amended, it is hereby notified that the City of Johannesburg has, in terms of Sections 11(3)(i) and 75A(1) and (2) of the Local Government: Municipal Systems Act, 2000 (Act 32 of 2000) as amended, read with Section 24(2)(c)(ii) of the Local Government: Municipal Finance Management Act, 2003 (Act 56 of 2003), amended its Tariff of Charges in respect of the following with effect from 1 July 2021.

The following charges will be effective from 1 July 2021– 30 June 2022.

All building plan fees are non- refundable.

	DESCRIPTION	APPROVED TARIFF 2020/2021	PROPOSED NEW TARIFF 2021/2022
1.	To consider applications made in terms of Section 4(1) of the National Building Regulations and Building Standards Act, 1977, the proposed charges are as follows:		
1.1	Per m <sup>2</sup> or part thereof for the first 1 000 m <sup>2</sup> of building work.	R 21 per m <sup>2</sup>	R 22 per m <sup>2</sup>
1.2	Per m <sup>2</sup> or part thereof for the second 1 000 m <sup>2</sup> of building work.	R 20 per m <sup>2</sup>	R 21 per m <sup>2</sup>
1.3	Per m <sup>2</sup> or part thereof for the balance greater than 2 000 m <sup>2</sup> of building work	R 18 per m <sup>2</sup>	R 19 per m <sup>2</sup>
1.4	Application: Building work for alterations to existing buildings and buildings of a special character such as factory chimneys, spires and similar structures, per erf per application	,30% of the value of building work with a minimum of R 2608. Revised 0,30% to be submitted on	R 2608

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	DESCRIPTION	APPROVED TARIFF 2020/2021	PROPOSED NEW TARIFF 2021/2022
		completion of building project, fees re-calculated and the difference paid prior to issuance of certificate of occupancy (Revised tariff)	
1.5	A fee for a new dwelling house of 50 m <sup>2</sup> or less in area.	R 486	R 507

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	DESCRIPTION	APPROVED TARIFF 2020/2021	PROPOSED NEW TARIFF 2021/2022
1.6	<p>In the case of mass-contracted low-cost housing projects 100% funded by means of National Housing capital subsidies:</p> <ul style="list-style-type: none"> <li>• a fee per master plan</li> <li>• and a fee per erf (one dwelling unit per Erf) or unit on which the master plan is repeated.</li> </ul> <p>The tariff applies only for 100% government funded projects, without any mortgage or beneficiary paying a cent.</p>	<p>R 276</p> <p>R 66</p>	<p>R 288</p> <p>R 69</p>
1.7	The minimum charge in respect of any building plan, other than contemplated in 1.5 and 1.6 shall be	R 779	R 812
1.8	<p>Portion of buildings projection over Council owned land :</p> <p>(a) Areas of 10 m<sup>2</sup> and less</p> <p>(b) Areas in excess of 10 m<sup>2</sup>,</p> <p>The above charges are in addition to normal plan submission fees.</p>	<p>R 773</p> <p>R 779 plus R19 m<sup>2</sup> or part thereof</p>	<p>R806</p> <p>R 812 plus R20 m<sup>2</sup> or part thereof</p>
2	To authorise minor building work in terms of Section 13 of the National Building Regulations and Building Standards Act, 1977, a charge of	R 342	R357
3	To authorise the erection of a temporary building in terms of Regulations A23(1) a fee of	R 342	R 357
4.	To permit the use of a street by a person undertaking any work of erection or demolition in terms of Regulation F1(4): (Hoarding)	a fee of R20 per m <sup>2</sup> for every week or part thereof, with a minimum fee of R 342	a fee of R21 per m <sup>2</sup> for every week or part thereof, with a minimum fee of R 357
5	To authorise a permit for the demolition of a building:		
5.1	Residential 1 per erf per application	R 983	R 1025
5.2	Other buildings per erf per application	R4000	R4 172
5.3	Demolished structures without permit	R1448	R1 510

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	(illegal): Residential 1 per erf per application		
5.4	Demolished structures without permit (illegal): other buildings per erf per application	R6000	R 6258
6.	To authorise a permit for excavations:	R 926	R966
7.	To authorise a permit for encroaching over Council owned land for the purpose of building operations:	R 926	R966
8	Approval of cellular phone structures and masts ( per application).	R 4 558	R4754

	DESCRIPTION	APPROVED TARIFF 2020/2021	PROPOSED NEW TARIFF 2021/2022
9	Provisional authorization to commence with building work in terms of Section 7(6) of the National Building Regulations and Building Standards Act, of 1977, as amended, per erf per application: first application	50% of building plan fees paid	50% of building plan fees paid
9.1	Provisional authorization to commence with building work in terms of Section 7(6) of the National Building Regulations and Building Standards Act, of 1977, as amended, per erf per application: Second application	40% of building plan fees paid	40% of building plan fees paid
9.2	Provisional authorization to commence with building work in terms of Section 7(6) of the National Building Regulations and Building Standards Act, of 1977, as amended, per erf per application: Third and Final application	35% of building plan fees paid	35% of building plan fees paid
10	Permission to occupy a new building in terms of Section 14 (1A) of the National Building Regulations and Building Standards Act, 103 of 1977, as amended, per erf per application: First application	50% of building plan fees paid	50% of building plan fees paid
10.1	Permission to occupy a new building in terms of Section 14 (1A) of the National Building Regulations and Building Standards Act, 103 of 1977, as amended, per erf per application: Second Application	40% of building plan fees paid	40% of building plan fees paid
10.2	Permission to occupy a new building in terms of Section 14 (1A) of the National Building Regulations and Building Standards Act, 103 of 1977, as	35% of building plan fees paid	35% of building plan fees paid

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	amended, per erf per application: Third and final application		
10.3	Permission to occupy an old building in terms of Section 14 (1A) of the National Building Regulations and Building Standards Act, 103 of 1977, as amended, per erf per application: Third and final application	R 4 000	R4 172
11	Re-Inspection per booking	R500	R 522
12	Extension of building plan validity period, provided there is no change on the building plans and relevant applicable legislation. Within validity period. Extension to be valid for the next 12 months	25% of the original building plan fees paid	25% of the original building plan fees paid
12.1	Resubmission of previously approved Building plan that lapsed, provided there is no change on the building plan and relevant legislation. Within 12 months after expiry, the approval to be valid for the next 12 months.	50% of the original building plan fees paid	50% of the original building plan fees paid
13	SANS 10400: Part XA Exemption	New Tariff	R 300
14.	Miscellaneous charges: Printed hard copies black & white (paper)		
	14.1 Copies of plans A 4	R10 + R 24 Once off service fee irrespective of the number of copies made	R10/copy + R 25 Once off service fee irrespective of the number of copies made
	14.2 Copies of plans A3	R19 + R24 Once off service fee irrespective of the number of copies made	R20/copy + R25 Once off service fee irrespective of the number of copies made
	14.3 Copies of plans A 2	R 45 + R 24 Once off service fee irrespective of the number of copies made	R 47/copy + R 25 Once off service fee irrespective of the number of copies made
	14.4 Copies of plans A 1	R53 + R24 Once off service fee	R55/copy + R25 Once off