

**PLANNING DEPARTMENT**  
(7,5 % Increase)

	<b>Tariff Excl</b>	<b>Vat (R)</b>	<b>Tariff Incl</b>
	<b>Vat (R)</b>	<b>2011/12</b>	<b>Vat (R)</b>
	<b>2011/12</b>	<b>2011/12</b>	<b>2011/12</b>
<b>*1 BUILDING PLANS</b>			
(a) Additions and new building works applications		12.42 (1,78) per R1 000 value with minimum R191.32 (26.78)	
(b) Scrutiny fee Advertising signs - applications	368.42	51.58	420.00
(c) Smaller works or changes - applications	191.33	26.77	218.10
(d) Sewer layout - changes	191.33	26.77	218.10
(e) Unauthorized Building Works			
i) that a tariff pf R11 per R1 000 of estimated building cost with a minimum of R580.50 be levied in respect of building plan applications for unauthorized building work			
<b>BUILDING COST ESTIMATES FOR CALCULATION OF FEES</b>			Cost per m <sup>2</sup>
<b>DWELLING HOUSES</b>			
(a) Low Cost Basic House 50 m <sup>2</sup> (top structure)	556.36	77.89	634.25
(b) Below average house (up to & including 60m <sup>2</sup> )	1320.18	184.82	1505.00
(c) House: bigger than 60m <sup>2</sup> and equal to or smaller than 150m <sup>2</sup>	1725.66	241.59	1967.25
(d) House: bigger than 150m <sup>2</sup> and equal to or smaller than 250m <sup>2</sup>	2121.71	297.04	2418.75
(e) Above average house - exceeding 250 m <sup>2</sup>	3111.85	435.66	3547.50
(f) Garage	952.41	133.34	1085.75
(g) Outbuilding (stores and maidsquarters)	1112.72	155.78	1268.50
(h) Attics and lofts (not for human habitation)	810.96	113.54	924.50
(i) Attics and lofts (used for human habitation)	1725.66	241.59	1967.25
(j) Precast	1339.04	187.46	1526.50
<b>PRECAST CONCRETE GARAGES AND STORES</b>			
(a) Garages	801.54	112.21	913.75
(b) Stores	801.54	112.21	913.75
<b>STOEP AND VERANDAH'S</b>			
(a) Roofed and partially enclosed	678.95	95.05	774.00
(b) Unroofed and partially enclosed	414.91	58.09	473.00
(c) Open	235.75	33.00	268.75
<b>CARPORTS</b>			
(a) Carports with floor	480.92	67.33	548.25
(b) Carports without floor	424.34	59.41	483.75
(c) Shade port	226.32	31.68	258.00
<b>FLATS</b>			
(a) Luxury with lifts	2074.56	290.44	2365.00
(b) Average with lifts	1923.68	269.32	2193.00
(c) Without lifts	1697.37	237.63	1935.00
<b>SHOPS AND SHOWROOMS</b>			
(a) Shops	1263.60	176.90	1440.50
(b) Add tariff per lineal metre for showroom fronts	2319.74	324.76	2644.50
<b>SUPERMARKETS</b>			
	1414.47	198.03	1612.50
<b>OFFICES</b>			
(a) With lifts and air conditioning	3045.83	426.42	3472.25
(b) Without lifts and air conditioning	2357.46	330.04	2687.50
(c) Ramps	471.49	66.01	537.50
(d) Cell blocks and Outbuilding	1423.90	199.35	1623.25
<b>*AS PER PLANNING DEPARTMENT</b>			

PLANNING DEPARTMENT (Continue)

	Tariff Excl Vat (R) 2011/12	Vat (R) 2011/12	Tariff Incl Vat (R) 2011/12
<b>FACTORIES</b>			
(a) Single storey	876.97	122.78	999.75
(b) Administrative section of single storey factory	1725.66	241.59	1967.25
(c) Toilets to single storey factory	2942.11	411.89	3354.00
(d) Multi storey factory	1037.28	145.22	1182.50
(e) Change rooms	1518.20	212.55	1730.75
(f) Portal framed with inexpensive finishes	660.09	92.41	752.50
(g) Portal framed open sided	330.04	46.21	376.25
<b>SERVICE STATIONS</b>			
(a) Service stations and Administration	1584.21	221.79	1806.00
(b) Canopies	471.49	66.01	537.50
(c) Forecourt and yard	103.73	14.52	118.25
(d) Lubrication bays (external)	282.89	39.61	322.50
(e) Wash bays (external)	188.60	26.40	215.00
<b>HOTELS &amp; GUEST HOUSES</b>			
	1885.96	264.04	2150.00
<b>CHURCHES</b>			
(a) Church	1725.66	241.59	1967.25
(b) Hall	1461.62	204.63	1666.25
<b>SCHOOLS, CRECHES, HOSPITALS, ECT</b>			
(a) Conventional Structure	1848.25	258.75	2107.00
(b) Pre-fabricated classrooms	952.41	133.34	1085.75
(c) Hostels - single storey	1697.37	237.63	1935.00
(d) Hostels - double storey	1923.68	269.32	2193.00
<b>CINEMAS</b>			
	1423.90	199.35	1623.25
<b>CLUBHOUSES AND RECREATION HALLS</b>			
	1263.60	176.90	1440.50
<b>RESTAURANTS, THEATERS AND TAVERNS</b>			
	1621.93	227.07	1849.00
<b>PARKING GARAGES</b>			
	961.84	134.66	1096.50
<b>SQUASH COURTS</b>			
(a) Including change rooms and viewing balcony	1895.39	265.36	2160.75
(b) Excluding the above	1461.62	204.63	1666.25
<b>SWIMMING POOLS</b>			
<b>WALLS - BRICK / m</b>			
(a) 0.6m	226.32	31.68	258.00
(b) 0.9m	311.18	43.57	354.75
(c) 1.2m	396.05	55.45	451.50
(d) 1.5m	471.49	66.01	537.50
(e) 1.8m	565.79	79.21	645.00
(f) 2.1m	660.09	92.41	752.50
(g) 2.5m	707.24	99.01	806.25
(h) 3.0m	820.39	114.86	935.25
(i) 3.5m	952.41	133.34	1085.75
(j) 4.0m	1065.57	149.18	1214.75

\*AS PER PLANNING DEPARTMENT

PLANNING DEPARTMENT (Continue)

	Tariff Excl Vat (R) 2011/12	Vat (R) 2011/12	Tariff Incl Vat (R) 2011/12
<b>WALLS - PRECAST CONCRETE / m</b>			
(a) 0.9m	84.87	11.88	96.75
(b) 1.2m	94.30	13.20	107.50
(c) 1.5m	103.73	14.52	118.25
(d) 1.8m	113.16	15.84	129.00
(e) 2.1m	141.45	19.80	161.25
(f) 2.4m	188.60	26.40	215.00
(g) 2.7m	216.89	30.36	247.25
<b>BAR FENCING 2.1m</b>	697.81	97.69	795.50
<b>WALL - CONCRETE RETAINING / m</b>			
(a) 1m	820.39	114.86	935.25
(b) 2m	1037.28	145.22	1182.50
(c) 3m	1339.04	187.46	1526.50
(d) 4m	1810.53	253.47	2064.00
(e) 5m	2593.20	363.05	2956.25
(f) 6m	3375.88	472.62	3848.50
<b>TERRA FORCE RETAINING WALL / m</b>	216.89	30.36	247.25
<b>WOODEN DECKS AND BALCONIES</b>	414.91	58.09	473.00
<b>AWNINGS AND PERGOLAS</b>	301.75	42.25	344.00
<b>WENDY HOUSE</b>	471.49	66.01	537.50
<b>CONTAINERS - STORAGE</b>			
(a) 6 x 3m each	11315.79	1584.21	12900.00
(b) 12 x 3m each	15021.71	2103.04	17124.75
<b>ADDITIONS</b>			
(a) Roof	348.90	48.85	397.75
(b) Floor	226.32	31.68	258.00
(c) Per Item	1555.92	217.83	1773.75
<b>2 COPIES OF PLANS</b>			
(a) Copies of plans - A3 size	19.24	2.69	21.93
Copies of plans - A4 size	11.03	1.54	12.58
Copies of plans - A2	27.35	3.83	31.18
Copies of plans - A1	37.63	5.27	42.89
Copies of plans - A0	57.80	8.09	65.90
(b) Streetname plans	76.38	10.69	87.08
(c) Black & white prints			
A4	13.11	1.84	14.94
A3	23.57	3.30	26.88
A2	46.96	6.57	53.54
A1	84.59	11.84	96.43
A0	179.36	25.11	204.47
(d) Colour Prints			
A4	27.35	3.83	31.18
A3	53.00	7.42	60.42
A2	91.56	12.82	104.38
A1	170.02	23.80	193.82
A0	246.40	34.50	280.90
(e) Photo Copies			
A4	5.00	0.70	5.70
A3	7.17	1.00	8.17
(f) Microfiche Prints	13.11	1.84	14.94

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**PLANNING DEPARTMENT**  
(7,5 % Increase)  
**SCRUTINY FEES**

	Tariff Excl Vat (R) 2011/12	Vat (R) 2011/12	Tariff Incl Vat (R) 2011/12
<b>1 MINIMUM SCRUTINY FEE</b>			
Minimum building plan scrutiny fees	438.60	61.40	500.00
<b>2 DWELLINGS/HOUSES (PER UNIT)</b>			
250m <sup>2</sup> and above	17.54	2.46	20.00m <sup>2</sup>
151m <sup>2</sup> - 249m <sup>2</sup>	13.16	1.84	15.00m <sup>2</sup>
<150m <sup>2</sup>	10.53	1.47	12.00m <sup>2</sup>
<b>3 SWIMMING POOLS</b>	438.60	61.40	500.00
<b>4 WENDY HOUSES &amp; CONTAINERS</b>	438.60	61.40	500.00
<b>5 BOUNDARY WALLS</b>			
Erven smaller than 500m <sup>2</sup>	438.60	61.40	500.00
Erven bigger than 500m <sup>2</sup>	657.90	92.10	750.00
<b>6 FLATS (PER UNIT)</b>			
250m <sup>2</sup> and above	17.54	2.46	20.00m <sup>2</sup>
151m <sup>2</sup> - 249m <sup>2</sup>	13.16	1.84	15.00m <sup>2</sup>
<150m <sup>2</sup>	10.53	1.47	12.00m <sup>2</sup>
<b>7 SUPERMARKETS, SHOPS AND SHOWROOMS</b>	21.05	2.95	24.00m <sup>2</sup>
<b>8 FACTORIES</b>	21.93	3.07	25.00m <sup>2</sup>
<b>9 RURAL AREAS</b>			
Stores / Open Sided Sheds	8.77	1.23	10.00m <sup>2</sup>
Stables, piggeries, chicken sheds, milk sheds & other agricultural buildings	13.16	1.84	15.00m <sup>2</sup>
Labourer's cottages	10.53	1.47	12.00m <sup>2</sup>
Agricultural Industries	21.93	3.07	25.00m <sup>2</sup>
<b>10 HOTELS AND GUEST HOUSES</b>	19.30	2.70	22.00m <sup>2</sup>
<b>11 BUILDINGS FOR INSTITUTIONAL &amp; COMMUNITY PURPOSES</b>			
Churches, halls, schools, creches, hospitals, clubhouses, etc	18.42	2.58	21.00m <sup>2</sup>
<b>12 DIESEL TANKS</b>	438.60	61.40	500.00
<b>13 SEWER LAYOUT</b>	438.60	61.40	500.00
<b>14 CELLPHONE MAST, BILLBOARDS, PYLON SIGNS</b>	877.19	122.81	1000.00
<b>15 RE-APPROVAL OF LAPSED BUILDING PLANS</b>			
50% of the current applicable scrutiny fee will be payable.			
<b>16 EXTENSION OF VALIDITY PERIOD OF APPROVED DBUILDING PLANS</b>			
25% of the current applicable scrutiny fee is payable for the extension of the validity period of an approved building plan with a period not exceeding 12 months. Such application to be submitted before the validity period of the approved building plan expires.			
<b>17 TARIFF PAYABLE WHERE BUILDING WORK HAS STARTED WITHOUT THE PRIOR APPROVAL IN WRITING OR A BUILDING PLAN BEING APPROVED</b>			
An additional fee of 4 times the current applicable scrutiny fee will be payable before the building plan application will be processed and considered for approval. A minimum fee of R2,500 is applicable.			
<b>18 TARIFF PAYABLE WHERE A BUILDING HAS BEEN OCCUPIED WITHOUT THE PRIOR APPROVAL OF THE BUILDING CONTROL OFFICER OR WITHOUT THE PRIOR ISSUING OF AN OCCUPATIONAL CERTIFICATE.</b>			
An additional fee of 2 times the current applicable scrutiny fee will be payable before an occupational certificate will be issued. A minimum fee of R1000 is applicable.			

PLANNING DEPARTMENT

	Tariff Excl Vat (R) 2011/12	Vat ( R ) 2011/12	Tariff Incl Vat (R) 2011/12
<b>ZONING SCHEME REGULATIONS (Book)</b>	282.89	39.61	322.50
<b>AERIAL PHOTOS</b>			
(a) 1:2000/ 1:100000 laminated sheets	1223.33	171.27	1394.60
(b) CD - Paarl/Wellington	2070.53	289.87	2360.40
Saron/Gouda	1035.88	145.02	1180.90
Paarl Rural	3011.05	421.55	3432.60
<b>LIST OF BUILDING PLANS</b>			
Year	660.00	92.40	752.40
monthly	56.05	7.85	63.90
page	18.68	2.62	21.30
<b>APPLICATION FEES</b>			
(a) Rezoning	1037.28	145.22	1182.50
(b) Spatial plan amendment	1037.28	145.22	1182.50
(c) Consent use	1037.28	145.22	1182.50
(d) Land use changes ito the Rural Areas Act	1037.28	145.22	1182.50
(e) Removal/amendment of title restrictions	1037.28	145.22	1182.50
(f) Temporary departure	777.98	108.92	886.90
(g) Subdivision			
(i) Up to 20 erven	1037.28	145.22	1182.50
(ii) More than 20 erven			R1182.00+R120 (for each portion exceeding the first 20
(h) Site development plan approval	777.98	108.92	886.90
(i) Amendment of plans & conditions	777.98	108.92	886.90
(j) Extension of time regarding the validity period of rezonings, subdivisions & temporary departures	353.60	49.50	403.10
(k) Departures (per component)			
(i) Erven smaller than 500m <sup>2</sup>	207.46	29.04	236.50
(ii) Erven larger than 500m <sup>2</sup>	353.60	49.50	403.10
(l) House shops (operated by the occupant of the dwelling)	103.77	14.53	118.30
(m) Play schools/creches (operated by the occupant of the dwelling)	103.77	14.53	118.30
(n) Verifiacation of property boundaries (previous municipal rental units)	188.60	26.40	215.00
(o) Encroachment applications	207.46	29.04	236.50
<b>ZONING CERTIFICATE</b>	103.77	14.53	118.30
<b>SUPPLY OF GENERAL INFORMATION</b>			
Per hour or part thereof	103.77	14.53	118.30
<b>ADVERTISING FEES (LAND USE PLANNING)</b>			
Any Newspaper excluding Provincial Gazette	Actul cost		Actul cost
Provincial Gazett x 1 advertisement	282.89	39.61	322.50

**PLANNING DEPARTMENT (Continue)**  
NO INCREASE

	<b>Tariff Excl</b>	<b>Vat ( R )</b>	<b>Tariff Incl</b>
	<b>Vat( R )</b>	<b>Vat ( R )</b>	<b>Vat( R )</b>
	<b>2011/12</b>	<b>2011/12</b>	<b>2011/12</b>
<b>BULK INFRASTRUCTURE CONTRIBUTION LEVY (BICL)</b>			
<b>1 Subdivisions, group housing, private residential flats and development that places an additional burden on the services.</b>			
Minimum levy/service: Market Value of Property=R120 000	R 3,225.00	R 451.50	3676.50
Maximum levy/service: Market Value of Property=R240 000	R 6,450.00	R 903.00	7353.00
- BICL'S are payable per unit for each service namely for water, sewerage, roads, stormwater and electricity			
- Property value smaller than R120 000: No BICL's payable			
- A pro rate levy is payable for units with a property value between R120 000 and R240 000			
- Market value of property - Residential erven: Market value of erf			
- Flats/grouphousing: etc Market value of unit			
<b>2 Granny flats, second dwelling units and/or any further densification on a residential erf</b>			
- Bulk Infrastructure Contribution not applicable			
<b>3 Redevelopment of existing business properties</b>			
- BICL's are payable on the additional equivalent units created			
- The additional equivalent units are calculated by determining the additional water used divided by 0,75kl/d			
- BICL's are payable per equivalent unit for all services as per subdivision tariff.			
<b>4 Gap Housing</b>			
4.1 Developments within the GAP housing category only pay 40% of the applicable normal BICL			
4.2 Gap housing category is any unit where the market value of the property (land and improvements) is less than or equal to R 500 000			
4.3 That an application for GAP housing be accompanied by a signed affidavit that states that the purchase price, or market value, reflected is the full purchase amount, or market value, and that, in the instance of a purchase price being given, that no additional amount is payable by the purchaser to the seller at any stage that can in any way be interpreted to be part of the purchase price of the erf or dwelling unit.			
4.4 That the Municipality may request information or proof or motivation from a developer/seller/buyer as to how the selling price or market value was determined. The municipality may request a formal valuation from a recognized property valuer, at the cost of the applicant			
<b>The following conditions will apply:</b>			
5 5.1 The tariff will apply for private residential flats, group housing development and any subdivisions or densification that places an additional burden on the services.			
5.2 The Bulk Service Levy excludes the cost of any link services for a development or densification. The developer/ owner is responsible for the total cost of any link services for the specific development.			
5.3 If the developer is required to construct bulk infrastructure, the cost thereof can be off set against the Bulk Service Levy payable.			
5.4 Developers be requested to provide bridging finance if council's funding are insufficient.			
The developers be refunded via methods acceptable to the Executive Director: Finance eg.:			
-Payment from the Bulk Infrastructure Fund (contributions from other developers)			
-The developer be credited with a equivalent erven Bulk Service Levy contribution for a future development.			
-Reduction on property tax payable			
5.5 The Bulk Infrastructure Fund be used for the upgrading of bulk services linked to development and that the approval of ad hoc applications for bridging finance from this Fund be delegated to the Executive Director: Finance on recommendation of the Executive Director: Infrastructure & Planning, subject to official budget adjustment.			
5.6 Due date for BICL's payment:			
- Subdivision applications - on the date the transfer of erven are required			
- Any other application - on the date the building plans are approved			
- as per service level agreement if bulk service upgrading is required.			
5.7 The above tariffs will be applied in terms of municipal policy, which may be amended from time to time, as well as general noted attached to any Water and Sewer System Analysis report by Council's Master Planning consultant			