

MIDVAAL LOCAL MUNICIPALITY

ITEM	DESCRIPTION	2025/2026 [RI] VAT INCL	INCREASE FACTOR	PERCENTAGE INCREASE = 6%	2026/2027 [RI] VAT INCL	INCREASE FACTOR	PERCENTAGE INCREASE = 6%		
THE TARIFFS LISTED BELOW ARE VALID FROM 1 JULY 2026									
1,1	TARIFFS FOR THE PRE EVALUATION OF SKETCHES OR PRELIMINARY DRAWINGS	50,00%			50,00%				
	Charges for the examination of preliminary plans in terms of section A3 of the Regulations shall be valued at 50 % of the charges payable in terms of item 2 below, which ever is applicable								
	TARIFFS FOR THE EVALUATION OF BUILDING PLAN APPLICATIONS FOR RESIDENTIAL								
	These tariffs are charged for building plans (new buildings and additions). The floor area of a building is calculated from the external surface to the opposite external surface of the wall as per section C of SANS 10400								
	0 - 50m²		R 496	1,06		6,00%	R 526	1,06	6,00%
	Inspection Fee (Residential & Non -Residential) PER OCCUPANCY		R 496	1,06		6,00%	R 526	1,06	6,00%
	50m² to 100m²		R 994	1,06		6,00%	R 1 054	1,06	6,00%
	Inspection Fee (Residential) PER OCCUPANCY		R 994	1,06		6,00%	R 1 054	1,06	6,00%
	Inspection Fee (Residential & Non -Residential) PER OCCUPANCY		R 1 099	1,06		6,00%	R 1 171	1,06	6,00%
2,1	101m² - 1 000m² = p/m²	R 16	1,06	6,00%	R 17	1,06	6,00%		
	Inspection Fee (Residential) PER OCCUPANCY	R 994	1,06	6,00%	R 1 054	1,06	6,00%		
	Inspection Fee (Residential & Non -Residential) PER OCCUPANCY	R 1 989	1,06	6,00%	R 2 108	1,06	6,00%		
	1 001m² - 10 000m² = p/m²	R 13	1,06	6,00%	R 14	1,06	6,00%		
	Inspection Fee (Residential) PER OCCUPANCY	R 994	1,06	6,00%	R 1 054	1,06	6,00%		
	Inspection Fee (Residential & Non -Residential) PER OCCUPANCY	R 1 989	1,06	6,00%	R 2 108	1,06	6,00%		
	10 001m² - 100 000m² (Fixed Rate)	R 168 986	1,06	6,00%	R 179 125	1,06	6,00%		
	Inspection Fee (Residential) PER OCCUPANCY	R 994	1,06	6,00%	R 1 054	1,06	6,00%		
	Inspection Fee (Residential & Non -Residential) PER OCCUPANCY	R 1 989	1,06	6,00%	R 2 108	1,06	6,00%		
	100 001m² - 200 000m² (Fixed Rate)	R 208 747	1,06	6,00%	R 221 272	1,06	6,00%		
2,2	Inspection Fee (Residential) PER OCCUPANCY	R 994	1,06	6,00%	R 1 054	1,06	6,00%		
	Inspection Fee (Residential & Non -Residential) PER OCCUPANCY	R 1 989	1,06	6,00%	R 2 108	1,06	6,00%		
	200 001m² - No Limit (Fixed Rate)	R 248 508	1,06	6,00%	R 263 419	1,06	6,00%		
	Inspection Fee (Residential) PER OCCUPANCY	R 994	1,06	6,00%	R 1 054	1,06	6,00%		
	Inspection Fee (Residential & Non -Residential) PER OCCUPANCY	R 1 989	1,06	6,00%	R 2 108	1,06	6,00%		
	TARIFFS FOR THE EVALUATION OF BUILDING PLAN APPLICATIONS FOR EXISTING / AS-BUILT RESIDENTIAL, BUSINESS,COMMERCIAL, INDUSTRIAL & RURAL DEVELOPMENT								
	These tariffs are charged as per section 2.1 above + 30 % for building plans submitted on existing / as-built structures after commencement/completion of such structures. The floor area of a building is calculated from the external surface to the opposite external surface of the wall as per section C of SANS 10400	130,00%			130,00%				
	TARIFFS FOR THE (CALL OUT) INSPECTION OF EXISTING / AS-BUILT RESIDENTIAL, BUSINESS,COMMERCIAL, INDUSTRIAL & RURAL DEVELOPMENT								
	These inspections are performed on request of the property owner and/or routine inspections as per section 2.1 above + 30 % for inspecting the existing / as-built structures after commencement/completion of such structures.	130,00%			130,00%				

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TARIFFS FOR INSPECTIONS IN TERMS OF ITEM 1 AND 2 ABOVE							
3	Callout for each additional inspection necessitated by non compliance with a requirement	R 597	1,06	6,00%	R 633	1,06	6,00%
	Callout for each additional inspection for building plan clearance	R 597	1,06	6,00%	R 633	1,06	6,00%
TARIFFS FOR THE APPROVAL OF STATE (FULLY AND PARTLY) FUNDED HOUSING PROJECTS							
4	Individual single units ≤ 50m² per type/unit	R 218	1,06	6,00%	R 231	1,06	6,00%
	Callout inspection on a State/Municipal funded project ≤ 500 units ≤ 50m² per batch of 50 units	R 656	1,06	6,00%	R 695	1,06	6,00%
	Callout inspection on a State/Municipal funded project ≥ 500 units ≤ 50m² per batch of 50 units	R 397	1,06	6,00%	R 421	1,06	6,00%
	Individual single units ≥ 50m² per type/unit, Charges per type	R 423	1,06	6,00%	R 448	1,06	6,00%
	Callout inspection on a State/Municipal funded project ≤ 500 units ≥ 50m² per batch of 50 units	R 1 093	1,06	6,00%	R 1 159	1,06	6,00%
	Callout inspection on a State/Municipal funded project ≥ 500 units ≥ 50m² per batch of 50 units	R 1 093	1,06	6,00%	R 1 159	1,06	6,00%
	Blocks of flats (Walk-up) with individual flats are ≤ 50m² per flat/occupancy	R 110	1,06	6,00%	R 116	1,06	6,00%
	Blocks of flats (Walk-up) with individual flats are ≥ 50m² per flat/occupancy, charges per type	R 221	1,06	6,00%	R 234	1,06	6,00%
	Callout inspection on each block of flats with units ≤ 50m² per flat	R 693	1,06	6,00%	R 735	1,06	6,00%
	Callout inspection on each block of flats with units ≥ 50m² per flat	R 1 259	1,06	6,00%	R 1 335	1,06	6,00%
TARIFFS FOR THE EVALUATION OF MINOR BUILDING WORK APPLICATIONS ON RESIDENTIAL, BUSINESS, COMMERCIAL, INDUSTRIAL & RURAL PROPERTIES							
Minor Building work as contemplated in section 13 of the Act and defined in SANS 10400, National Building regulations. Should any of the minor buildings be submitted simultaneously with an applications as per item 2 above, the minor building work tariff shall not be applicable or charged.							
5	the erection of any –						
	Internal alterations to any building or structure not affecting the existing floor area	430	1,06	6,00%	R 455	1,06	6,00%
	Boundary walls adjacent to any street front	430	1,06	6,00%	R 455	1,06	6,00%
	Boundary walls along any side or rear boundary of a property	430	1,06	6,00%	R 455	1,06	6,00%
	Poultry house not exceeding 10 m² in area.	185	1,06	6,00%	R 196	1,06	6,00%
	Aviary not exceeding 20 m² in area.	185	1,06	6,00%	R 196	1,06	6,00%
	Solid fuel store not exceeding 10 m² in area and 2 m in height.	185	1,06	6,00%	R 196	1,06	6,00%
	Tool shed not exceeding 10 m² in area.	185	1,06	6,00%	R 196	1,06	6,00%
	Child's playhouse not exceeding 5 m² in area.	185	1,06	6,00%	R 196	1,06	6,00%
	Cycle shed not exceeding 5 m² in area.	185	1,06	6,00%	R 196	1,06	6,00%
	Greenhouse not exceeding 15 m² in area	185	1,06	6,00%	R 196	1,06	6,00%
	Open-sided car, caravan or boat shelter of shade/s where such shelter does not exceed 18m² in area and does not encroach over any building line	185	1,06	6,00%	R 196	1,06	6,00%
	Open-sided car, caravan or boat shelter of metal sheeting or a carport where such shelter or carport exceeding 18m² in area but does not encroach over any building line	795	1,06	6,00%	R 843	1,06	6,00%
	Any free-standing wall constructed of masonry, concrete, steel, aluminium or timber or any wire fence where such wall or fence does not 1.8m in height at any point above ground level and does not retain soil	795	1,06	6,00%	R 843	1,06	6,00%
	Any Pergola, Open Porch and / or Build Braai	795	1,06	6,00%	R 843	1,06	6,00%
	Private swimming pool.	795	1,06	6,00%	R 843	1,06	6,00%
	Change room, not exceeding 10 m² in area, at a private swimming pool.	795	1,06	6,00%	R 843	1,06	6,00%
	The replacement of a roof or part thereof with the same or similar material.	795	1,06	6,00%	R 843	1,06	6,00%
	The conversion of a door into a window or a window into a door without increasing the width of the opening	795	1,06	6,00%	R 843	1,06	6,00%
	The making of an opening in a wall which does not affect the structural safety of the building concerned	185	1,06	6,00%	R 196	1,06	6,00%
	The partitioning or the enlarging of any room by the erection or demolition of an internal wall if such erection or demolition does not affect their structural safety of the building concerned	185	1,06	6,00%	R 196	1,06	6,00%
	The erection of any solar water heater not exceeding 6 m² in area on any roof or 12 m² when erected other than on any roof	368	1,06	6,00%	R 390	1,06	6,00%
	The erection of any other building where the nature of the erection is such that in the opinion of the Building Control Officer it is not necessary for the applicant to submit, with his application, plans prepared in full conformity with the Regulations ***	368	1,06	6,00%	R 390	1,06	6,00%
	Tariffs are charged as per section 2.1 above where any minor building works encroach over any building lines. The floor area of a minor building works structure is calculated from the external surface/covering to the opposite external surface/covering of the wall/covering as per section C of SANS 10400						

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	BUILDING CONTROL APPLICATIONS						
6	TARIFFS FOR THE EVALUATION OF PLANS FOR BUILDINGS/STRUCTURES THAT HAVE A SPECIAL CHARACTER ON RESIDENTIAL, BUSINESS, COMMERCIAL, INDUSTRIAL & RURAL PROPERTIES						
	Buildings or structures such as : Factory shafts, elevators, chimneys, elevated security watchrooms, masts and towers.	R 5 965	1,06	6,00%	R 6 322	1,06	6,00%
7	LP GAS AND OTHER HAZARDOUS FUEL INSTALLATION APPLICATIONS						
	This application includes all types of gas and fuel installations on any property as required in terms of Part T of SANS 10400	R 1 193	1,06	6,00%	R 1 264	1,06	6,00%
	No inspection charge because the inspection is done by the fire department.	R 0	1,06		R 0	1,06	
	TARIFFS FOR THE EVALUATION OF PLANS FOR TEMPORARY BUILDINGS ON RESIDENTIAL, BUSINESS, COMMERCIAL, INDUSTRIAL & RURAL PROPERTIES FOR WHICH A PERMIT IS ISSUED						
8	The permit for any temporary building or structure is valid for 6 months from date of issue and renewable on written request						
	Temporary buildings may include a builders hut, security hut, tool shed, storage container or any structure intended to be used for a limited specified period within 6 months and completely demolished thereafter	R 369	1,06	6,00%	R 391	1,06	
	Permit per structure/unit - Fixed Price						
	APPLICATIONS FOR APPROVAL OF PREVIOUSLY APPROVED PLANS THAT HAVE LAPSED						
9	For consideration of approving previously approved plans that have lapsed provided that the application is submitted within 6 months of the lapsed date of the original plan						
	Renewal of a building plan application = Inspection fees + 35% of tariff in terms of item 2 and 4 - 8	35,00%			35,00%		
	CANCELLATION OF ANY APPLICATION ON OWNERS REQUEST						
10	Cancellation of any application on the owner's written request within 6 months from date of approval, 30% of the initial application fee may be refunded	30,00%			30,00%		
	CANCELLATION OF AN APPLICATION DUE TO NON APPROVAL						
11	When any application was submitted for consideration but cannot be considered for approval, 20% of the initially paid application fee in terms of item 2 above may be refunded on written request by the owner within 6 months from date of non-approval letter	20,00%			20,00%		
	PROVISIONAL AUTHORISATION TO COMMENCE BUILDING WORK - 7(6) Application						
12	This authorisation may only be granted with the favourable comment from Town planning, Properties & Engineering departments and the consent of the Executive Director: Development, Planning & Housing	R 6 649	1,06	6,00%	R 7 048	1,06	6,00%
	PROVISIONAL AUTHORISATION TO COMMENCE BUILDING WORK ON FULLY AND PARTLY SUBSIDISED HOUSING PROJECTS - 7(6) Application						
13	This authorisation may be granted per (50 units as per schedule 4 above) only with the favourable comment from Town planning, Properties & Engineering departments and the consent of the Executive Director: Development, Planning & Housing	R 6 960	1,06	6,00%	R 7 378	1,06	6,00%
	PROVISIONAL AUTHORISATION TO OCCUPY A BUILDING						
14	This authorisation may only be granted with the favourable comment of the Building Control Officer and the submitted completion certificate/s of the supervising engineer on site	R 6 893	1,06	6,00%	R 7 307	1,06	6,00%
	AUTHORISATION FOR DEMOLITION WORK						
15	This authorisation may only be granted with the favourable comment of all relevant departments and the consent of the Executive director: Development, Planning & Housing and the South African Heritage Resources Agency (when applicable)	R 1 392	1,06	6,00%	R 1 476	1,06	6,00%

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BUILDING CONTROL APPLICATIONS							
APPLICATION FOR AN OCCUPATION CERTIFICATE							
16	When an application is received for the issuing of a Certificate of Occupancy for any structure, ad the structure is found to be compliant, no fee is charged.	No Cost	No Cost	No Cost	No Cost	No Cost	No Cost
APPLICATION FOR A CERTIFICATE OF OCCUPANCY WITHIN THE SPECIFIED TIMEFRAME FROM DATE OF PLAN APPLICATION APPROVAL							
17	When an applicant applies for a COO within 24 Months from date of application approval and the works is found to be compliant and the COO is issued within the same 24 months, the applicant is entitled to 10% refund of such application fee as an incentive. Should the applicant not apply for the 10% refund within the same 24 months period, the applicant will automatically forfeit the refund	10.00%			10.00%		
	When an applicant applies for a COO within 12 Months from date of application approval and the works is found to be compliant and the COO is issued within the same 12 months, the applicant is entitled to 20% refund of such application fee as an incentive. Should the applicant not apply for the 20% refund within the same 12 months period, the applicant will automatically forfeit the refund	20.00%			20.00%		
EXEMPTIONS							
The following applications are exempted from submission fees:							
18	Applications in respect of any building to be erected by the state or on behalf of the state. In this context "State" means an "Organ of State" as defined in Section 239 of the Constitution. This is interpreted as those institutions which are an intrinsic part of Government and those institutions outside the public service which are controlled by the State.	No Cost	No Cost	No Cost	No Cost	No Cost	No Cost
	Building plans for all buildings and structures managed by the Local Authority, erected for and by the Local Authority. (Plans must be submitted and approved prior to construction.)	No Cost	No Cost	No Cost	No Cost	No Cost	No Cost
	Building Plans submitted on existing structures for which can be proven to exist for longer than 30 years for which the plans does not exist or requires newly drawn plans for record purposes because of outdated and non legible plans dated 30 years ago	No Cost	No Cost	No Cost	No Cost	No Cost	No Cost
ADMINISTRATION FEE, PRINTS AND COPIES OF DOCUMENTATION AND MONTHLY STATISTICS							
19	Copies of monthly building statistics and schedules of approved plans per month per item copy	R 200	1.06	6.00%	R 213	1.06	6.00%
	Copies of Archive documents from previously submitted Applications / documentation (Admin fee + paper size as per schedule 20 and for 21	R 93	1.06	6.00%	R 98	1.06	6.00%
	Softcopy record of own application documentation via e-mail / drop-box subject to formal application	No Cost	No Cost	No Cost	No Cost	No Cost	No Cost
B & W 2D/ LINE DRAWING ON BOND PAPER:							
20	Size A4 =	R 9	1.06	6.00%	R 10	1.06	6.00%
	Size A3 =	R 13	1.06	6.00%	R 14	1.06	6.00%
	Size A2 =	R 27	1.06	6.00%	R 28	1.06	6.00%
	Size A1 =	R 39	1.06	6.00%	R 41	1.06	6.00%
	Size A0 =	R 80	1.06	6.00%	R 85	1.06	6.00%

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	BUILDING CONTROL APPLICATIONS						
	Colour 2D/Line/GIS/POSTER ON BOND/COATED PAPER:						
21	Size A4 =	R 11	1.06	6.00%	R 11	1.06	6.00%
	Size A3 =	R 23	1.06	6.00%	R 24	1.06	6.00%
	Size A2 =	R 79	1.06	6.00%	R 84	1.06	6.00%
	Size A1 =	R 126	1.06	6.00%	R 133	1.06	6.00%
	Size A0 =	R 240	1.06	6.00%	R 254	1.06	6.00%
22	All tariffs shown, includes 15% VAT.						
23	All fees levied in terms hereof, are payable in advance.						



K. RASEPAE
BUILDING CONTROL OFFICER



K. MOKWENA
EXECUTIVE DIRECTOR: DEVELOPMENT AND PLANNING