

**AGENDA of the
Portfolio Committee : Infrastructure & Planning
16 April 2019
(Also the agenda for the Mayoral Committee Meeting : 24 April 2019)**

**5.
REQUEST FOR REDUCED BUILDING PLAN FEES - BUILDINGS DESTROYED OR
BADLY DAMAGED DURING DISASTERS**

5/5/R

M Harmse

(028) 313 8900

Hermanus Administration

1 April 2019

1. Executive Summary

The purpose of this report is to request Council to approve a reduced fee for building plan fees for buildings destroyed or badly damaged during disasters.

2. Service Delivery and Budget Implementation Plan - IGNITE

Infrastructure and Planning
Building Control

3. Compliance with Strategic Priority

Provision of democratic, accountable and ethical governance
Provision and maintenance of municipal services
Creation and maintenance of a safe and healthy environment

4. Delegated Authority

None

5. Legal Requirements

National Building Regulations and Building Standards Act 103 of 1977
Municipal Finance Management Act (Act 56 of 2003)

6. Background/Discussion/Evaluation/Conclusion

Background

Recent fires in Betty's Bay caused approximately 40 homes to be completely destroyed while others were severely damaged. This has been a very traumatic experience for the owners and resulted in great financial loss. The affected residents are now starting to rebuild and restore their properties and in many cases have to submit building plans to the municipality for approval. As an example, building plan fees for a house of 250m² is in the order of R10 000.

In order to assist the residents who have been affected by disasters such as this, the Building Control Department would like to propose that a reduced fee of R500,00 (VAT exclusive) in total per application, be applicable in such

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circumstances, on provision of sufficient proof, for the following items **for the period up to 30 June 2021:**

Extract from: OVERSTRAND MUNICIPALITY TARIFF LIST 2018/2019

Tariff Code	Detail	2018/2019	
		Exclude VAT	Include VAT 15%
S2	BUILDING CONTROL		
S2A1	Building Plan Fees up to 100 m ² (R/m ²)	28.70	33.00
S2A2	Building Plan Fees from 101 m ² to 200 sq m	33.91	39.00
S2A3	Building Plan Fees from 201 m ² to 300 sq m	40.00	46.00
S2A4	Building Plan Fees greater than 300 m ² (R/m ²)	44.35	51.00

Conclusion

That the application for the reduced Building Plan Fees for buildings destroyed or badly damaged during disasters, **be considered.**

7. Financial Implications

Disasters like wild fires and floods that cause the destruction of building on a large scale are rare. Therefore the loss of income due to the reduced fee will have a minimal impact on the income of the Building Control Department.

8. Staff Implications

None

9. Comments from other Departments, Divisions and Administrations

None

10. Annexures

Annexure A: Extract from 2018/2019 Budget (Tariff list: 2018/2019)

RECOMMENDATION TO THE COUNCIL:

that a reduced Building Plan Fee to the fixed amount of R500,00 (excluding VAT), for buildings destroyed or badly damaged during disasters, **be approved** for the following items, **for the period up to 30 June 2021:**

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RESPONSIBLE OFFICIAL :

**S MÜLLER
E HOONEBERG**

TARGET DATE FOR IMPLEMENTATION :

APRIL 2019

TARGET DATE TO INFORM APPLICANT :

N/A

TARGET DATE TO INFORM OBJECTOR :

N/A

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Hermanus Administration

**THIS MATTER SERVED BEFORE THE JOINT PORTFOLIO COMMITTEE ON
16 APRIL 2019, WHICH COMMITTEE RECOMMENDED AS FOLLOWS:**

RECOMMENDATION TO THE COUNCIL:

that a reduced Building Plan Fee to the fixed amount of R500,00 (excluding VAT), for buildings destroyed or badly damaged during disasters, **be approved** for the following items, **for the period up to 30 June 2021:**

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N/A

TARGET DATE TO INFORM OBJECTOR :

N/A

Annexure A
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OVERSTRAND MUNICIPALITY TARIFF LIST 2018/2019

Tariff Code	Detail	2018/2019		2017/2018	
		Exclude VAT	Include VAT 15%	Exclude VAT	Include VAT 15%
Non- Affiliated Members					
S1T2	Annually	419.13	482.00	394.74	453.95
S1T2A	Monthly	188.70	217.00	178.07	204.78
S1T2B	Weekly	105.22	121.00	99.12	113.99
S1T2C	Daily	32.17	37.00	29.83	34.30
BUILDING CONTROL					
S2	Building Plan Fees up to 100 m ² (R/m ²)	28.70	33.00	26.97	31.01
S2A1	Building Plan Fees from 101 m ² to 200 sq m (R/m ²)	33.91	39.00	31.61	36.36
S2A2	Building Plan Fees from 201 m ² to 300 sq m (R/m ²)	40.00	46.00	37.20	42.77
S2A3	Building Plan Fees greater than 300 m ² (R/m ²)	44.35	51.00	41.84	48.11
S2A4	Building Plan fees - Building Sub Economic < 70 m ²	402.61	463.00	379.37	436.27
S2A5	Building Plan Fees - Government Subsidized Housing Schemes (verandas < 15 m ²)	46.96	54.00	43.86	50.44
S2A6	Building Plan Fees 0 - 30 m ² (S2A1 X 30)	860.87	990.00	809.10	930.47
S2B	Building Plan fees related to farm buildings (farm sheds, stables, etc) R/m ²	19.13	22.00	17.67	20.32
S2C	Building Plan fees related to Industrial buildings R/m ²	19.13	22.00	17.67	20.32
S2D1	Building Plan Fees Related to Government Buildings (School etc) (R/m ²)	19.13	22.00	17.67	20.32
S2D2	Plan Scrutiny Fees - < 200 m ²	491.30	565.00	463.05	532.51
S2F1	> 200 m ² (R/m ²)	4.35	5.00	3.72	4.28
S2G	Demolition application	491.30	565.00	463.05	532.51
S2H	Inspection & Re-inspection fees and Inspections on complaints, rates clearance etc.	293.04	337.00	276.16	317.59
S2J1	Building Deposit - < 50m ² or less or less than R150,000.00	870.00	no vat	821.50	no vat
S2J2	Building Deposit - Recoverable 50m ² to 200m ² or more than R150,000.00	2 315.00	no vat	2 183.60	no vat
S2J3	Building Deposit - Recoverable more than 200m ²	6 349.00	no vat	5 989.00	no vat
S2J4	Building Deposit - Sub economic Areas only (Not applicable to Additions)	no charge	no vat	no charge	no vat
S2K	Administration / Viewing Fee	57.39	66.00	53.93	62.02
S2L	Minor Building Works	230.44	265.00	216.65	249.15
S2L1	Heritage Investigation Minor Alterations (no additions)	460.00	529.00	433.30	496.29
S2L2	Heritage Investigation add and alt smaller than 30m ² (2 X S2L1)	919.13	1 057.00	866.60	996.59
S2L3	Heritage Investigation add and alt greater than 30m ² (2 X S2L2)	1 837.39	2 113.00	1 733.20	1 993.18
BUILDING CONTROL: PLAN PRINTING FEES					
S3A1	Per sheet - Size A0 (Private copy)	63.48	73.00	59.51	68.43
S3A2	Size A1 (Private copy)	49.57	57.00	46.49	53.47
S3A3	Size A2 (Private copy)	36.52	42.00	34.41	39.57
S3A4	Per sheet - Size A0 (Official copy)	49.57	57.00	46.49	53.47
S3A5	- Size A1 (Official copy)	36.52	42.00	34.41	39.57
S3A6	- Size A2 (Official copy)	26.09	30.00	24.18	27.81
S3B1	Per sheet - Size A0 (Private copy) Colour	329.57	379.00	310.56	357.14
S3B2	Size A1 (Private copy) Colour	251.30	289.00	237.10	272.67
S3B3	Size A2 (Private copy) Colour	167.83	193.00	158.07	181.78
S3B4	Per sheet - Size A0 (Official copy) Colour	167.83	193.00	158.07	181.78
S3B5	- Size A1 (Official copy) Colour	125.22	144.00	118.08	135.80
S3B6	- Size A2 (Official copy) Colour	84.35	97.00	79.03	90.89
BUSINESS LICENSE					
S5B1	Business Licence - Formal	729.57	839.00	688.07	791.28
S5B2	Business Licence - Informal	261.74	301.00	246.41	283.37

6.18%
5.97%
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