

# **CITY OF MATLOSANA**



## **HUMAN SETTLEMENT: RENTAL TARIFFS**

**2024/2025**

## RENTAL INCREAS: HUMAN SETTLEMENTS

### PURPOSE OF REPORT:

The purpose of this report is to amend the rental amount for Human Settlements flats.

### BACKGROUND:

Human Settlements is renting out flats belonging to council. The flats are for indigent people. The rental amount has to increase every year by 5%.

### RECOMMENDATION

1. That council take cognizance of the report
2. That council take further cognizance of the council tariffs increase
3. That council increase the rental by 5 %
4. That in terms of Section 75(a) of the Municipal Systems Act 32 of 2000, as amended, the following tariffs be determined with effect from 1 July 2024

FLAT NAME	AMOUNT 2022/2023	AMOUNT 2023/2024
Blake flat (Orkney)	R 441.15	R 463.20
Parksig flat (Orkney)	R 441.15	R 463.20
Lekkerus (Randlespark)	R 441.15	R 463.20
Avondsrus (Randlespark)	R 441.15	R 463.20
Afsaal (Randlespark)	R 441.15	R 463.20
Uitspan (Randlespark)	R 441.15	R 463.20

### SUBMITTED FOR CONSIDERATION

**TOWN PLANNING TARIFFS NEXT 5 YEARS**  
**VOTE NUMBER: 25201424530SGZZZZW**  
**Finance Receipt Code: 000921**

	1	2	3	4	5	
Applications, General Information, Documents and Maps	Current Tariff	2024/2025	2025/2026	2026/2027	2027/2028	2028/2029
Temporary consent (Clause 11 B)	440	484	532.4	585.64	644.204	708.6244
Renewal of Temporary Permission	225	247.5	272.25	299.475	329.4225	362.36475
Special Consent	575	632.5	695.75	765.325	841.8575	926.04325
Renewal of Special consent	370	407	447.7	492.47	541.717	595.8887
Written Permission / Home Enterprise (luckshop, spaza, office) (Clause 11 B)	380	418	459.8	505.78	556.356	611.9938
Renewal of Written Permission	170	187	205.7	226.27	248.897	273.7867
Amendment / Deletion of conditions in terms of Scheme	460	506	556.6	612.26	673.486	740.8346
Amendment of approved conditions of Council	2130	2343	2577.3	2835.03	3118.533	3430.3863
Furnishing of reasons for a decision of Council (Decision explanation)	510	561	617.1	678.81	746.691	821.3601
Relaxation of Building lines / Encroachment of building restriction area	460	511.5	562.65	618.915	680.8065	748.88715
Relaxation of parking requirements per a bay	3865	4251.5	4676.65	5144.315	5658.7485	6224.62115
Relaxation of Height	505	555.5	611.05	672.155	739.3705	813.30755
Relaxation of Coverage	505	555.5	611.05	672.155	739.3705	813.30755
Erection of Screen walls exceeding 2m in Height	505	555.5	611.05	672.155	739.3705	813.30755
Second Dwelling (Clause 11 B)	235	258.5	284.35	312.785	344.0635	378.46985
Site development plan (New and Amendment)	1100	1210	1331	1464.1	1610.51	1771.561
Rezoning: Section 56 of the Ordinance / Section 62 SPLUMA By-law, 2016	2425	2667.5	2934.25	3227.675	3550.4425	3905.48675
Scheme clauses from Amendment scheme or annexure	40	44	48.4	53.24	58.564	64.4204
Simultaneous rezoning & removal of restrictive conditions	3585	3943.5	4337.85	4771.635	5248.7985	5773.67835
Removal of Restrictive Conditions	1160	1276	1403.6	1543.96	1698.356	1868.1916
Subdivision: Section 6(1), Division of Land Ordinance, 1986	1160	1276	1403.6	1543.96	1698.356	1868.1916
Subdivision of erf Section 92(1)(a) / Section 67 SPLUMA By-law - into more than 5 (Plus R40 per portion)	510	561	617.1	678.81	746.691	821.3601
Subdivision of Agricultural Land	560	616	677.6	745.36	819.896	901.8856
Consolidation in terms of Section 92(1)(b) / Section 73 SPLUMA By-law	510	561	617.1	678.81	746.691	821.3601
Closure of Public Space (Park, Throughfare, Street Boulevard etc)	2895	3184.5	3502.95	3853.245	4238.5695	4662.42645
Township Establishment ( Plus R332.00 per 100 stands )	2325	2557.5	2813.25	3094.575	3404.0325	3744.43575
Section 82 certificate for Township Establishment	250	275	302.5	332.75	366.025	402.6275
Amendment of General Plan of township ( Plus R274.00 per 100 stands ) (Advertising cost excl)	2300	2530	2783	3061.3	3367.43	3704.173
Extension of boundaries of approved township or cancellation of GP	5940	6534	7167.4	7906.14	8696.754	9566.4294
Extension of timeframe for lodging documents (SG / Deeds)	5080	5588	6148.8	6761.48	7437.628	8181.3908
Division of a Township	2540	2794	3073.4	3380.74	3718.814	4090.8954
Condonation of incorrect advertising	1825	2007.5	2208.25	2429.075	2671.9825	2939.18075
Proclamation of Scheme (Township establishment at higher rate)	1445	1589.5	1748.45	1923.295	2115.6245	2327.18695
Notice of Appeal	2200	2420	2662	2928.2	3221.02	3543.122
Notice to oppose Appeal	462	508.2	559.02	614.922	676.4142	744.05562
Intervener Status S45 (2,3 & 4) of SPLUMA Act 16 of 2014	425	467.5	514.25	565.675	622.2425	684.46875
Proclamation notice	1385	1523.5	1675.85	1843.435	2027.7785	2230.55635
Map 3 Sheets from land use scheme (A0) (Electronic Copy)	200	220	242	266.2	292.82	322.102
Spatial Development Framework / LUMS (Electronic Copy)	550	605	665.5	732.05	805.255	885.7805
Regulation 38 / Article 25 Certificate	250	275	302.5	332.75	366.025	402.6275
Zoning Certificate	120	132	145.2	159.72	175.692	193.2612
Single extract from scheme maps (A3/4) (Also for purpose of Z Cert.)	90	99	108.9	119.78	131.769	144.9459
Deeds search	110	121	133.1	146.41	161.051	177.1661
<b>New</b>						
Application for Excision of Agricultural Holding	-	1500	1650	1815	1996.5	2196.15
Re-issue of approval letters (Registrar of Deeds and Surveyor General, etc)	-	275	302.5	332.75	366.025	402.6275
Placing of a container on Public & Private Land (Subject to approval of Lease)	-	480	528	580.8	638.88	702.768
Pre-consultation	-	285	313.5	344.85	379.335	417.2685
Exemption of Subdivision in terms of Section 71 of by-law	-	485	533.5	586.85	645.535	710.0885
Request for inspection for boundary disputes (Non-refundable)	-	360	396	435.6	479.16	527.076
Cancellation of written permissions (Home enterprise etc)	-	180	198	217.8	239.58	263.538
SG diagram and Map Retrieval (Soft or Hard copy)	-	10	11	12.1	13.31	14.641
Extension of time to comply with contravention notice	-	295	324.5	356.95	392.645	431.9095
Relinquishing of land use rights (Scheme)	-	2500	2750	3025	3327.5	3660.25
Application for demolition (Partial or complete)	-	285	313.5	344.85	379.335	417.2685

*L.D. Selemoseng*  
**L.D. SELEMOSENG**  
**ASSISTANT DIRECTOR: SPLUM**

**CITY OF MATLOSANA  
PLANNING AND HUMAN SETTLEMENT  
BUILDING CONTROL AND REGULATIONS**

**BUILDING PLAN FEES: 1 JULY 2024 - 30 JUNE 2025**

Basic: R53.00 for every 10m<sup>2</sup> or part thereof of the area of the building at the level of each floor to 1 500m<sup>2</sup>, thereafter from 1 501m<sup>2</sup> rate per 10m<sup>2</sup> R25.00

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M <sup>2</sup>	FEE	M <sup>2</sup>	FEE	M <sup>2</sup>	FEE	M <sup>2</sup>	FEE
Informal Housing	76.00	420-430	2276.00	780-790	4184.00	1140-1150	6092.00
Subsidy Housing	153.00	430-440	2329.00	790-800	4237.00	1150-1160	6145.00
<b>Minimum Fee</b>	<b>527.00</b>	440-450	2382.00	800-810	4290.00	1160-1170	6198.00
0-100	527.00	450-460	2435.00	810-820	4343.00	1170-1180	6251.00
100-110	580.00	460-470	2488.00	820-830	4396.00	1180-1190	6304.00
110-120	633.00	470-480	2541.00	830-840	4449.00	1190-1200	6357.00
120-130	686.00	480-490	2594.00	840-850	4502.00	1200-1210	6410.00
130-140	739.00	490-500	2647.00	850-860	4555.00	1210-1220	6463.00
140-150	792.00	500-510	2700.00	860-870	4608.00	1220-1230	6516.00
150-160	845.00	510-520	2753.00	870-880	4661.00	1230-1240	6569.00
160-170	898.00	520-530	2806.00	880-890	4714.00	1240-1250	6622.00
170-180	951.00	530-540	2859.00	890-900	4767.00	1250-1260	6675.00
180-190	1004.00	540-550	2912.00	900-910	4820.00	1260-1270	6728.00
190-200	1057.00	550-560	2965.00	910-920	4873.00	1270-1280	6781.00
200-210	1110.00	560-570	3018.00	920-930	4926.00	1280-1290	6834.00
210-220	1163.00	570-580	3071.00	930-940	4979.00	1290-1300	6887.00
220-230	1216.00	580-590	3124.00	940-950	5032.00	1300-1310	6940.00
230-240	1269.00	590-600	3177.00	950-960	5085.00	1310-1320	6993.00
240-250	1322.00	600-610	3230.00	960-970	5138.00	1320-1330	7046.00
250-260	1375.00	610-620	3283.00	970-980	5191.00	1330-1340	7099.00
260-270	1428.00	620-630	3336.00	980-990	5244.00	1340-1350	7152.00
270-280	1481.00	630-640	3389.00	990-1000	5297.00	1350-1360	7205.00
280-290	1534.00	640-650	3442.00	1000-1010	5350.00	1360-1370	7258.00
290-300	1587.00	650-660	3495.00	1010-1020	5403.00	1370-1380	7311.00
300-310	1640.00	660-670	3548.00	1020-1030	5456.00	1380-1390	7364.00
310-320	1693.00	670-680	3601.00	1030-1040	5509.00	1390-1400	7417.00
320-330	1746.00	680-690	3654.00	1040-1050	5562.00	1400-1410	7470.00
330-340	1799.00	690-700	3707.00	1050-1060	5615.00	1410-1420	7523.00
340-350	1852.00	700-710	3760.00	1060-1070	5668.00	1420-1430	7576.00
350-360	1905.00	710-720	3813.00	1070-1080	5721.00	1430-1440	7629.00
360-370	1958.00	720-730	3866.00	1080-1090	5774.00	1440-1450	7682.00
370-380	2011.00	730-740	3919.00	1090-1100	5827.00	1450-1460	7735.00
380-390	2064.00	740-750	3972.00	1100-1110	5880.00	1460-1470	7788.00
390-400	2117.00	750-760	4025.00	1110-1120	5933.00	1470-1480	7841.00
400-410	2170.00	760-770	4078.00	1120-1130	5986.00	1480-1490	7894.00
410-420	2223.00	770-780	4131.00	1130-1140	6039.00	1490-1500	7947.00

**CITY OF MATLOSANA  
PLANNING AND HUMAN SETTLEMENT  
BUILDING CONTROL AND REGULATIONS**

**SEWER FEES: 1 JULY 2024 - 30 JUNE 2025**

Basic: Minimum fees up to 40m<sup>2</sup> = R257.00

Thereafter R53.00 for every 40m<sup>2</sup> floor area for basements and ground floor 53

Thereafter R28.00 for every 40m<sup>2</sup> floor or any other floor 28

m <sup>2</sup>	BASEMENT AND GROUND FLOOR	OTHER FLOORS NO MINIMUM APPLICABLE
0-40m <sup>2</sup>	257.00	53.00
40-80m <sup>2</sup>	310.00	81.00
80-120m <sup>2</sup>	363.00	109.00
120-160m <sup>2</sup>	416.00	137.00
160-200m <sup>2</sup>	469.00	165.00
200-240m <sup>2</sup>	522.00	193.00
240-280m <sup>2</sup>	575.00	221.00
280-320m <sup>2</sup>	628.00	249.00
320-360m <sup>2</sup>	681.00	277.00
360-400m <sup>2</sup>	734.00	305.00
400-440m <sup>2</sup>	787.00	333.00
440-480m <sup>2</sup>	840.00	361.00
480-520m <sup>2</sup>	893.00	389.00
520-560m <sup>2</sup>	946.00	417.00
560-600m <sup>2</sup>	999.00	445.00
600-640m <sup>2</sup>	1052.00	473.00
640-680m <sup>2</sup>	1105.00	501.00
680-720m <sup>2</sup>	1158.00	529.00
720-760m <sup>2</sup>	1211.00	557.00
760-800m <sup>2</sup>	1264.00	585.00
800-840m <sup>2</sup>	1317.00	613.00
840-880m <sup>2</sup>	1370.00	641.00
880-920m <sup>2</sup>	1423.00	669.00
920-960m <sup>2</sup>	1476.00	697.00
960-1000m <sup>2</sup>	1529.00	725.00

TYPE APPLICATION	ESTIMATED COST	FEE
Internal changes - Residential	R0 - R100 000	R 300.00
Internal changes-Commercial	R0 - R100 000	R 500.00
Internal changes	More than R100 000	R21.20 for each R2 000 building work
Steel / Concrete	0 - 250m <sup>2</sup> floor m <sup>2</sup>	R 282.00
Steel / Concrete	More than 250m <sup>2</sup>	R 1.70
Occupation Certificate		R510.00
Demolition Application		R220.00

Plan prints		
Paper size	Black	Colour
A0	R45.00	R140.00
A1	R35.00	R100.00
A2	R20.00	R75.00
A3	R10.00	R25.00
A4	R5.00	R10.00