

NMB Building Plan Tariffs: 1 July 2025-2026 Port Elizabeth, Uitenhage and Despatch

Residential Houses



Dwellings, 2nd Dwellings, Granny Flats, Outbuildings, Carports, Awnings, Additions, Wendy Houses, etc.

FLOOR AREA	NEW RATE
0 - 30m ²	R18.36 / m² incl vat
31 - 50m ²	R36.68 / m² incl vat
51 - 100m ²	R48.48 / m² incl vat
101 - 200m ²	R60.14 / m² incl vat
201 and more	R68.78 / m² incl vat

* Min fee R 240.00 incl vat for plans with additions up to 12m²

Municipal valuation – residential houses (For statistical use only)

DESCRIPTION	NEW MUNICIPAL VALUATION
Dwellings, 2 nd dwellings, granny flats	R 10 236.00 / m ²
Outbuildings, carports, awnings, etc.	R 7 284.00 / m ²

Non Residential Buildings

TYPE OF BUILDING	NEW ESTIMATED COST
Carports and Awnings	R 4 341.00 /m² incl vat
Factories, warehouses and parking garages	R 5 839.00 /m² incl vat
Flats, shops, offices, hotels, churches, halls, cinemas, hospitals and other similar buildings	R 8 052.00 /m² incl vat
Pools (res. & non res.)	R125 027.00
All other construction work (res and non res.) formal quote req.	** Estimated construction cost
Boundary walls	R 351.00 / linear meter incl vat

➤ **Town planning departure: R 500.00 (vat inclusive)**

The calculation of building fee being 0.9% of estimated cost as determined by the City Engineer with a minimum fee including VAT R308.00

~ Maximum fee of **R 196 856.00 VAT included – per building plan submission**

~ Cellular Masts estimated cost **R 4 550.00 /mast VAT included**

Min Fee: R 308.00

R 215.60 – 70%

R 92.40 – 30%

Pool Fee: R1 125.00

R 787.50 – 70%

R 337.50 – 30%

Cellular Masts: R 4 550.00

R 3 185.00 – 70%

R 1 365.00 – 30%

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FARMS: BENEFICIAL IMPROVEMENTS

TYPE OF BUILDING	NEW ESTIMATED COST
All buildings used for bona fide agricultural purposes: (max fee of R6 800 per building) VAT incl.	R 4 506.00 m ² VAT incl.
Re-valuation of a building plan, previously approved, of which the period of validity has lapsed (within 12 months of date of approval)	Half of the original fee

** All other construction work (Residential and non-residential) formal quotation required where necessary for valuation – Estimated construction cost.

New houses with subsidy funds obtained in accordance with the National Housing subsidy scheme for RDP housing projects. Social housing = first 45 square meters per unit free, thereafter the normal fee.

All government buildings – Nil – Provide written proof.

Religious and educational buildings – Half of the normal calculated business fee.

Re-validation of a building plan, previously approved, of which the period of validity has lapsed (within 12 months of date of approval) – Half of original fee.

Application for Demolition permit: R 641.00 (inclusive of Vat)

RECOMMENDATION:

That the Council in terms of Section 30 (2) of the Local Government: Municipal Structures Act No. 117 of the 1998 (as amended) and resolution taken by majority of its full number, approve the tariff in respect of the scrutiny of building plans and advertising signs as reflected above from 1 July 2023.

Each block / phase needs to be submitted on individual building plans.



Port Elizabeth, Uitenhage and Despatch

Occupancy & Minor work Certificate fees – 2025/2026

Minor work Permit _____ R365 incl VAT

Application for Occupation Certificate (payable upon submission)

**New dwellings, Additions to dwellings, 2nd Dwellings, Granny flats,
Outbuildings, Carports and Awnings**

R100 VAT included

Factories, Warehouses and Parking garages:

R100 VAT included

**Flats, Shops, Offices, Hotels, Churches, Halls, Cinemas,
Hospitals & other buildings**

R100 VAT included

**No Occupancy Certificate charges on Cellular Mast, Internal Changes, Record
Purposes and Signage applications.**