

12. REQUEST FOR EXEMPTION OF BUILDING PLAN FEES : HERMANUS SPORTS CLUB

5/5/R

R Kuchar

7 May 2019

(028) 313 8900

Hermanus Administration

1. Executive Summary

To obtain approval for the exemption of building plan fees in the amount of R53 050.34 (copy attached) as the property belongs to the Overstrand Municipality and is only sub-lease to Messrs Promat B (Pty) Ltd. The building plans should be lodged in the name of Overstrand Municipality and not in the name of Messrs Promat B (Pty) Ltd.

2. Service Delivery and Budget Implementation Plan - IGNITE

Infrastructure and Planning
Town Planning

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
Promotion of tourism, economic and social development

4. Delegated Authority

None

5. Legal Requirements

Overstrand By-Law on Municipal Land Use Planning, 2015

6. Background/Discussion/Evaluation/Conclusion

Background

Overstrand Municipality leases to the Hermanus Sports Committee for a period of forty five (45) years. Subsequent to this all improvements erected on the property are the property of Council. Messrs Promat B (Pty) Ltd submitted a building plan for the erection of a building on the property. The building plan fee amounted to R53 050.34 in total and was paid on 2 May 2019 (attached as Annexure A) by EFT Payment.

Messrs Promat B (Pty) Ltd is however operating a building at a current value of ±R12 million on municipal property which at the lapsing of the lease becomes municipal property.

Conclusion

The application for exemption of the planning fees in the amount of R53 050.34 (VAT inclusive) is supported.

7. Financial Implications

Payment of R52 050.34 be paid back to Messrs Promat B (Pty) Ltd.

However a building of ±R12 million is erected on the property that becomes the property of Council.

8. Staff Implications

None

9. Comments from other Departments, Divisions and Administrations

None

10. Annexures

Annexure A : Proof of payment made by Messrs Promat B (Pty) Ltd in the amount of R53 050.34 towards building plan fees.

RECOMMENDATION TO THE COUNCIL:

1. that the application for exemption of current and future building plan fees towards the building plans submitted on phase one of the Hermanus Sports Club (Remainder of Erf 1253, Hermanus), **be approved**; and
2. that the amount of R53 050.34 to be refunded to Messrs Promat B (Pty) Ltd regarding building plan fees paid, **be approved**.

RESPONSIBLE OFFICIAL :	R KUCHAR
TARGET DATE FOR IMPLEMENTATION :	10 JULY 2019
TARGET DATE TO INFORM APPLICANT :	10 JULY 2019
TARGET DATE TO INFORM OBJECTOR :	N/A

ANNEXURE A 1/3

Overstrand Municipality

File Page Up Page Left Right Next Previous Search Text Size Help

Request No. 919040

Submitted by HEC 1253
 On date 02/05/2019 Client Ref. HEC 1253
 Comment HEC 1253 P/FEE ODM FEE B/DEP 9/582943

Deposited 53050.34 Deposit Ref. 919040

Split Y 03/05/2019 X10 key HERM 9000091904000000

Receipt detail RNC Rec.No.

ALLOCATIONS:-

Line No.	Bill. LA	Vote Account	Service/Subs.	Allocated Value	Vat Included
1	V HERM	12250103460000	SalesServices:PlansDev-Building Plans	46428.00	6055.82
2	V HERM	30201300062	3.5% ODM BUILDINGPLAN FEES	273.34	
3	B OVER	900000582943	SUNDR TPLAN H PROMATB	6349.00	

Start

08:03 AM
2019/05/06



NEDBANK


Payment confirmation

Date: 02/05/2019 Time: 8:49 AM

From account details:	Business
My statement description:	PromatB OM Planning Fee
Beneficiary statement description:	900000582943 (PromatB)
To account number:	3220000035
Amount:	53,050.34
Payment date:	02/05/2019
Reference number:	20190502/NEDBANK/000000002148202625

Payments to other banks, including Nedbank branches outside South Africa, may take up to three business days.

Nedbank Limited, Reg No 1951/000009/06, VAT Reg No 4320116074, 135 Rivonia Road, Sandown, 2196, South Africa.

 AANSOEK OM BOUPLAN GOEDKEURING FOOIE GELDIG 1/07/2018-30/06/2019		
ERF NO	Lease area 4 (portion of lease area no 2) over remainder of erf 1253	
STRAATADRES	Fernkloof Reservoir	
DORP	Lastcliff; Hermanus	
SONERING		
BESONDERHEDE VAN EIENAAR:		
NAAM & VAN:	Overstrand Municipality	
POSADRES:	PO Box 20 Hermanus	
	KODE: 72100	
TEL NO: 028 33 8000	SEL NO:	
E-POS:		
BESONDERHEDE VAN ARGITEK / TEKENAAR:		
NAAM & VAN:	Gerhard Engelbrecht	
	SACAP REGISTRASIE NO: ST1938	
NAAM VAN BESIGHEID:	Engelbrecht & Scorgie architectural office	
TEL NO: 028 316 2200	SEL NO: N	
E-POS:	archoffice@maxitec.co.za	
BOUER NAAM:		
	SEL NO:	
BESKRYWING VAN BOUWERK:	Nuwe Gym	
TOTALE NUWE OPPERVLAKTE:	1 698,465 m ²	
SLEGS VIR KANTOOR GEBRUIK:		
ONDERSOEK/SLOPING FOOI	0 - 200 m ²	R 565.00
	GROTER AS 201m ² @ R 5-00 per m ² (1499)	R 7 495.00
	SUBTOTAAL-ONDERSOEKFOOI	
		R 8 060.00
PLAN FOOI (VOLGENS NUWE m ²)	0 m ² - 30 m ²	R 990.00
	31 m ² - 100 m ² @ R33.00 per m ²	R
	101 m ² - 200 m ² @ R39.00 per m ²	R
	201 m ² - 300 m ² @ R46.00 per m ²	R
	301 m ² - @ R51.00 per m ²	R
INDUSTRIËLE GEBOUE	31 m ² - @ R22.00 per m ² (1699)	R 37 378
PLASE (LANDBOU GEBOUE - STORE/STALLE ENS)	31 m ² - @ R22.00 per m ²	R
SUB EKONOMIES (KLEINER AS 70 m ²)	R 463.00	R
VERANDAS (KLEINER AS 15m ²)	R 463.00	R
	SUB TOTAAL-PLAN FOOI	
		R 38 368
TOTAAL (OP UNIEKE SLEUTELNOMMER: (20170525077900))		R 46 428
BOUERS DEPOSITO	1 m ² - 50 m ² OF MINDER AS R150 000 =R 870.00	R
	51 m ² - 200 m ² OF MEER AS R150 000 =R2 315.00	R
	MEER AS 200 m ² =R6 349.00	R 6 349
SUB TOTAAL - OP MUN.REKENING NR:		R 6 349
9 0 0 0 0 0 0 5 8 2 9 4 3		R 6 349
GESONDHEIDSAFDELING (3.9% VAN ONDERSOEKFOOI) OP UNIEKE SLEUTELNR: (2018070611316)		R 273.34
TOTAAL BETAALBAAR		R 53 050,34

U. F. G. J. /
 APPROVED
 EFT PAYMENT

SIFN KEERSV