

NOTICE

BN 132 of 24 of December 1999: The Federation of Professional Land Surveyors of Southern Africa and the South African Institute of Architects

Note.—**BN 132/1998** is substituted by BN 132 of 1999 published in GG 20733 of 24 December 1999.

(Editorial Note: [BN 132 of 1999](#) is repealed by BN 131 of 2001 (except for the portion dealing with Sectional Titles)

Tariff fees

The Federation of Institutes of Professional Land Surveyors of Southern Africa and The South African Institute of Architects hereby publishes for general information the following tariff of fees which will be applicable from the 1st November 1999.

The tariff of fees to which Land Surveyors and Architects are entitled, in respect of work carried out in terms of the Sectional Titles Act (Act [No. 95 of 1986](#)), in the absence of an agreement concerning fees for such work between an Architect or Land Surveyor and his/her client, are as follows:

1. For sheet 1:
 - 1.1 An amount of *R700-00*; plus
 - 1.2 *R30-00* per building being described; plus
 - 1.3 *R30-00* for a caveat, if applicable; plus
 - 1.4 *R30-00* for each reference to previous phases, if applicable.
2. For sheet 2 (Block Plan), excluding the determination of cadastral boundaries:
 - 2.1 An amount of *R700-00*; plus
 - 2.2 *R50-00* per building depicted thereon; plus
 - 2.3 *R1-75* per square metre of the total area of the depicted common property buildings; plus
 - 2.4 *R2-00* per square metre for all sections *not exceeding 250 square metres* of floor area as depicted on the participation quota schedule; plus
 - 2.5 For each section *exceeding 250 square metres* of floor area as depicted on the participation quota schedule an amount of *R500-00* plus *R1-00* for each square metre exceeding 250 square metres; plus
 - 2.6 An amount of *R700-00* if exclusive use areas on the ground are depicted on this sheet.
3. For floor plans:
 - 3.1 An amount of *R2 225-00* plus *R30-00* for every section over 50; plus
 - 3.2 *R6-00* per square metre for all sections *not exceeding 250 square metres* of floor area as depicted on the participation quota schedule; plus
 - 3.3 For each section *exceeding 250 square metres* of floor area as depicted on the participation quota schedule an amount of *R1 590-00* plus *R2-50* for each square metre exceeding 250 square metres.
4. For the participation quota schedule:
 - 4.1 An amount of *R700-00*; plus
 - 4.2 *R2-50* per section depicted thereon.
5. For exclusive use plans:
 - 5.1 For exclusive use areas where the boundaries thereof are determined by buildings or physical features:
 - 5.1.1 An amount of *R700-00* per exclusive use areas sheet; plus
 - 5.1.2 *R6-40* per square metre of the total area of the depicted exclusive use areas.
 - 5.2 For exclusive use area where the boundaries thereof are not determined by buildings nor physical features:
 - 5.2.1 An amount of *R700-00* per exclusive use areas sheet; plus
 - 5.2.2 *R12-50* per square metre of the total area of the depicted exclusive use areas.
 - 5.2.3 For these exclusive use areas which are *greater than 200 square metres*, paragraphs 1.1 and 1.2 (c) of the Tariff of Fees published for work done in terms of the Land Survey Act (No. 8 of 1997) may be used for the determination of this amount.
6. For cross-sections:

- 6.1 An amount of R440-00 per building where cross-sections are considered necessary; plus
- 6.2 R35-00 per floor shown on such cross section; plus
- 6.3 R5-60 per section depicted thereon.
- 7. For certification in terms of [Section 7 \(2\)](#) of the Act, a minimum fee of R2 500-00.
- 8. For any matter relating to the preparation of a draft sectional plan not herein provided (for example, preparation of [Section 27A](#) exclusive use area plan and schedule) the following fees will be charged:
 - 8.1 For a principal or partner R430-00 per hour;
 - 8.2 for qualified staff R320-00 per hour;
 - 8.3 for other staff R190-00 per hour.
- 9. If the buildings are occupied, or if difficulties of access arise, the fees specified in paragraphs 2 and 3 shall be increased by a further minimum of 15%.
- 10. If circumstances beyond the Land Surveyor or Architect occur (abnormal circumstances, for example, inaccessibility, difficult/irregular buildings, curvilinear walls, obstructions, etc.), the fees specified in paragraphs 2 and 3 may be increased by a further 15%.
- 11. Direct expenses incurred such as plan printing costs and material and dispatching costs shall be recovered at cost plus 100%.

Note: *The above recommended tariff of fees is exclusive of Value Added Tax plus office fees.*
