

BUILDING CONTROL

The Council of the Municipality of Windhoek, under Section 30(1)(u) of the Local Authorities Act, 1992 (Act No. 23 of 1992), has determined the following fees, charges and tariffs with effect from 15 July 2019.

BUILDING PLANS & INSPECTIONS					
Description	2018/2019	2019/2020			% Increase
	Total	Tariff	VAT	Total	
1. BUILDING PLANS					
(a) Dwellings					
In respect of buildings ,other than dwellings under a development scheme referred to in subparagraph (b) or					
• Building not exceeding 30m ²	230.00	210.00	31.50	241.50	5%
• Buildings exceeding 30m ² but not exceeding 70m ²	307.00	280.30	42.05	322.35	5%
• Buildings exceeding 70m ² but not exceeding 130m ²	1012.00	924.00	138.60	1062.60	5%
• Buildings exceeding 130m ² but not exceeding 400m ²	1350.00	1232.61	184.89	1417.50	5%
• Buildings exceeding 400m ² but not exceeding 500m ²	2362.00	2156.61	323.49	2480.10	5%
• Buildings exceeding 500m ²	3374.00	3080.61	462.09	3542.70	5%
(b) Buildings					
• Buildings not exceeding 70m ²	1012.00	924.00	138.60	1062.60	5%
• Buildings exceeding 70m ² but not exceeding 90m ²	1304.00	1190.61	178.59	1369.20	5%
• Buildings exceeding 90m ² but not exceeding 110m ²	1587.00	1449.00	217.35	1666.35	5%
• Buildings exceeding 110m ² but not exceeding 130m ²	1875.00	1711.96	256.79	1968.75	5%
• Buildings exceeding 130m ² but not exceeding 180m ²	2584.00	2359.30	353.90	2713.20	5%
• Buildings exceeding 180m ² but not exceeding 230m ²	3312.00	3024.00	453.60	3477.60	5%
• Buildings exceeding 230m ² but not exceeding 300m ²	4309.00	3934.30	590.15	4524.45	5%
• Buildings exceeding 300m ² but not exceeding 400m ²	5735.00	5236.30	785.45	6021.75	5%
• Buildings exceeding 400m ² but not exceeding 500m ²	7169.00	6545.61	981.84	7527.45	5%
• Buildings exceeding 500m ² but not exceeding 1 000m ²	14337.00	13090.30	1963.55	15053.85	5%
• Buildings exceeding 1 000m ² but not exceeding 2 000m ²	16867.00	15400.30	2310.05	17710.35	5%
• Buildings exceeding 2 000m ² but not exceeding 3 000m ²	26987.00	24640.30	3696.05	28336.35	5%
• Buildings exceeding 3 000m ²	59034.00	53900.61	8085.09	61985.70	5%
(c) Development Schemes					
In case of dwellings under development scheme in the same township comprising more than 30 dwellings, none of which exceeds 70m ² , and to be erected exclusively on erven zoned as "residential" with a density of not less than 250m ² area per dwelling and to which no building value restriction is applicable:					
• Per Dwelling	307.00	280.30	42.05	322.35	5%
Description	Total	Tariff	VAT	Total	
(d) Dwellings under a Self- Help Scheme					
In the case of a dwelling not exceeding 60m ² under a self-help scheme to be erected on an erf zoned as "residential" with a density of not less than 250m ² area per dwelling and to which no building value restriction is applicable:					
• For a dwelling not exceeding 40m ²	108.00	98.61	14.79	113.40	5%
• For a dwelling exceeding 40m ² but not exceeding 70m ²	307.00	280.30	42.05	322.35	5%

In this subparagraph "self-help scheme" means a scheme provided by government or an institution to assist people who do not qualify for an ordinary housing loan from a bank or building society.					
(e) Boundary Wall or Swimming Pool	307.00	280.30	42.05	322.35	5%
2. INSPECTIONS					
(a) The fees prescribed under paragraph (1) include fees for a first inspection of every stage of the building operation to be inspected and for the final inspection upon completion of the building: Provided that where, in relation to dwellings under a development scheme referred to in paragraph (1) (b), any such inspection is called for, not less than 10 dwellings are presented ready for inspection per attendance of the stage required to be inspected, failing which an inspection fee shall be payable for the inspection called for.	307.00	280.30	42.05	322.35	5%
(b) If for any reason not attributable to the employee of Council charged with the function of carrying out inspections, any stage of building operations required to be inspected for approval is not approved upon the first inspection, a fee shall be payable for each subsequent occasion such employee is required to attend at the building for inspecting that stage for approval.	307.00	280.30	42.05	322.35	5%
3. RE- APPROVAL OF PLANS					
That Council charges a re-approval fee when previously approved plans are re-submitted after expiring of the original approval.	77.00	108.70	16.30	125.00	62%
4. RE- SCRUTINIZING OF PLANS					
That Council charges a re-scrutinizing fee when plans, submitted for approval, receive a third postcard, and for each and every postcard thereafter, to notify the owner / architect/draught person about corrections needed on the said plan.	230.00	210.00	31.50	241.50	5%
5. RE- SUBMISSION ON BUILDING PLANS					
(a) That Council charge a re-submission fee, calculated on the standard fees for building plans and inspections, when a building plan is resubmitted after it was cancelled after 6 months due to discrepancies on plan and for the no performance of owner / architect / draught person.					
(b) If a building plan is submitted and circulated for scrutinizing and due to discrepancies on the plan, except for issues regarding rezoning, consolidation, subdivision, cannot be approved, the plan be cancelled after 6 months and archived as not approved.					
6. COMPLIANCE CERTIFICATES					
Building Compliance Certificate per Inspection in areas designated for low income housing	154.00	140.61	21.09	161.70	5%
Buildings Compliance Certificate per Inspection in other areas	767.00	700.30	105.05	805.35	5%
Buildings Compliance Certificate per Inspection, in respect of each subsequent	767.00	700.30	105.05	805.35	5%
7. SUBSCRIPTION FEES					
Subscription fees for list of Approved plans per annum	115.00	105.00	15.75	120.75	5%
8. COPIES AND INSPECTION OF BUILDING PLANS					
• A4	3.45	4.35	0.65	5.00	45%
• A3	8.00	8.70	1.30	10.00	25%
• A2	23.00	21.00	3.15	24.15	5%
• A1	32.00	29.22	4.38	33.60	5%
• A0	40.00	36.52	5.48	42.00	5%