

BOARD NOTICE 53 OF 2003**THE SOUTH AFRICAN COUNCIL FOR PROFESSIONAL AND
TECHNICAL SURVEYORS (PLATO)****TARIFF OF FEES APPLICABLE TO THE SOUTH AFRICAN
COUNCIL FOR PROFESSIONAL AND TECHNICAL
SURVEYORS**

PLATO, in conjunction with the council of the Federation of Institutes of Professional Land Surveyors of Southern Africa (FILSA) and the Institute of Topographical and Engineering Surveyors of South Africa (ITESSA) hereby publishes for general information a tariff of fees, which will be applicable from 1 July 2003.

INTRODUCTION AND APPLICATION

1. This is a recommended tariff of fees for work completed by persons (registered with the Council for Professional and Technical Surveyors, in terms of Act 40 of 1984, herein after referred to as the "surveyor". In the absence of an agreement between a surveyor and his / her client, the Council deems this fee to be that to which the surveyor is reasonably entitled (excluding VAT, fees payable to the Surveyor-General, prescribed application fees and advertisement costs).
2. The tariff consists of sets of tables, yielding a task related fee for the more common survey activities, a schedule of establishment costs which may be applied to any job and an hourly rate for activities not covered in the tables.
3. Local conditions vary and can increase or decrease the scale of fees found in table A and B of this tariff of fees by up to 30% from the published figures. A local Professional Land Surveyor will be able to derive a specific fee for the creation of land rights in terms of the Land Survey Act (Act No. 8 of 1997) based on the FILSA costing model. (Details of Institute members can be obtained from www.filsa.co.za and www.itessa.org.za or www.plato.org.za).
4. Work not specified in this tariff may be charged at the recommended time rate.

1. TIME TARRIFF

Note: Where work is of such a nature that persons with lesser skills can be utilised, the rates should be adjusted accordingly.

1.1 THE RECOMMENDED HOURLY RATES ARE: -

- 1.1.1 Professional Surveyors entitled to conduct a private practice with more than 5 years experience**
- Consulting..... R630.00
 - Other..... R475.00
- 1.1.2 Professional Surveyors entitled to conduct a private practice with less than 5 years experience**
- Consulting..... R475.00
 - Other..... R430.00
- 1.1.3 Registered Surveyors entitled to conduct a private practice**
..... R360.00
- 1.1.4 Registered Survey Technicians and employees:**
their services may be charged out at 0,15% of their gross annual remuneration including bonus, to a maximum of R275.00

2. ESTABLISHMENT COSTS

Charges levied under the item of "Establishment Costs" may include the following:

2.1 TRAVELLING

2.1.1 Travelling costs:

For all travelling required for the execution of a survey to a maximum of 100km: the published Automobile Association rates per kilometre shall apply. For traveling beyond 100 km or 1 hour, traveling cost and time charge shall be negotiated with the client.

2.1.2 Travelling Time rate:

Time spent travelling to and from the site should be charged at 60% of chargeable hourly rate of Institute members and personnel.

2.2 SUBSISTENCE

A subsistence allowance for each surveyor and labourers' accommodation away from base (which should be assessed at costs plus 20%) may be applied where charges for travelling would be higher.

2.3 INFORMAL ACCOMMODATION

For each night spent under canvas, the equivalent of 80% of the surveyor's rate, and 200% of the assistants rate per hour at the applicable time rate should be charged.

2.4 GLOBAL ESTABLISHMENT COST

For projects in excess of R20 000 in fees, or more than 150km from base, or both, the rates shall be negotiated with the client. (A broad guideline is: calculate at R5.00 per km from base to site, plus 10% of total fees. This amount covers subsistence and travelling.) or (Actual costs plus 10%)

2.5 EXTRAORDINARY ITEMS.

Extraordinary items not normally encountered to be charged separately. For example, mechanical bush clearing, photographic reproductions, exotic draughting materials, aircraft charter, consultants fees or mainframe computer time, etc.

2.6 SPECIALIZED EQUIPMENT

The hourly rate pre-supposes the use of fairly sophisticated equipment (Total Stations, Computer with plotter and normal vehicular transport). In the event of specialized equipment being used (GPS, specialised high accuracy survey equipment, specialized software or vehicles) an extra charge should be levied based on replacement value and depreciation (20%), current interest rate (18%), maintenance (8%) and consumables (1%).

i.e.: The use of specialized equipment may be recovered at the rate of 50c per R1000 per hour, e.g. Specialised survey equipment costing R40,000 would be R20.00 per hour.

2.7 ADDITIONAL DUTIES

Other additional duties, which have been approved by the client at the time of appointment, will be charged on a time basis as agreed with the client.

Normal features of a survey such as pegs, stakes, cement, paper and paint are not recoverable. It is also assumed that all surveyors have, or have access to, Total stations, levels and basic computing and plotting facilities. Charges for the hire of these items are not visualised in this tariff.

Whenever an option exists as to different methods of transport, survey, calculation or reproduction, the client should be informed of the alternatives and their cost/time implications **before** execution.

3. TIME BASED CATEGORIES OF WORK

The time tariffs plus establishment costs and expenses should be applied to the following categories

3.1 FEASIBILITY STUDIES: consisting of

- 3.1.1 Site Investigation
- 3.1.2 Report
- 3.1.3 Valuation

3.2 ENVIRONMENTAL IMPACT STUDIES: consisting of

- 3.2.1 Consultant fee
- 3.2.2 Assessment
- 3.2.3 Discussion with interested and affected parties
- 3.2.4 Report
- 3.2.5 Submissions

3.3 SITE PLANS: consisting of

- 3.3.1 Field work
- 3.3.2 Calculations
- 3.3.3 CAD Drawings
- 3.3.4 Sub-contractors

3.4 CHANGING OF LAND RIGHTS APPLICATIONS: consisting of

- 3.4.1 Application fee
- 3.4.2 Prints to local Authority and Client
- 3.4.3 Obtaining Power of Attorney
- 3.4.4 Obtaining Company resolution
- 3.4.5 Obtaining Zoning sheets/Zoning Certificates
- 3.4.6 Obtaining Title Deed
- 3.4.7 Scrutiny of Title Deed
- 3.4.8 Discussions with authorities
- 3.4.9 Discussions with other Professionals
- 3.4.10 Meeting with Client
- 3.4.11 Memorandum as required by regulations
- 3.4.12 CAD Drafting
- 3.4.13 Strategic Planning
- 3.4.14 Planning Layout of portions
- 3.4.15 Submission of application
- 3.4.16 Examination and Comment on conditions
- 3.4.17 Attend hearings
- 3.4.18 Amendments

3.5 REZONING OF PROPERTY AND AMENDMENTS TO TOWN PLANNING SCHEMES: consisting of

- 3.5.1 Advertisements
- 3.5.2 Application fee
- 3.5.3 Preparation of Zoning Maps
- 3.5.4 Drafting Zoning Scheme clauses
- 3.5.5 Discussions with other Professionals
- 3.5.6 Discussions with Authorities
- 3.5.7 Motivation
- 3.5.8 Submission of application
- 3.5.9 Attending Hearings

3.6 REMOVAL OF RESTRICTIVE CONDITIONS ON PROPERTY: consisting of

- 3.6.1 Advertisements
- 3.6.2 Application fee
- 3.6.3 Discussion with other professionals
- 3.6.4 Discussions with Authorities
- 3.6.5 Motivation
- 3.6.6 Submission

3.7 CERTIFICATES OF IDENTITY: consisting of

- 3.7.1 Site inspection
- 3.7.2 Drafting of plan
- 3.7.3 Report

3.8 MARKETING OF PROJECT: consisting of

- 3.8.1 Flagging of Properties
- 3.8.2 Preparation of sales plans

3.9 GIS DEVELOPMENT: consisting of

- 3.9.1 Establishing Client requirements
- 3.9.2 Design of GIS organisation structures
- 3.9.3 Technical Consulting work
- 3.9.4 Customisation of software
- 3.9.5 Application Development work
- 3.9.6 Design and implementation of spatial databases
- 3.9.7 Maintenance of spatial databases
- 3.9.8 System design
- 3.9.9 System implementation
- 3.9.10 Production of spatial reports and analysis
- 3.9.11 Training of Client
- 3.9.12 Support
- 3.9.13 Data collation and conversion

3.10 DATA ACQUISITION FROM THE SURVEYOR GENERAL OR OTHER SOURCES: consisting of

- 3.10.1 Data search
- 3.10.2 Disbursement

4. CREATION OF LAND RIGHTS IN TERMS OF THE LAND SURVEY ACT 1997 (ACT NO.8 OF 1997)**4.1 CREATION OF LAND RIGHTS IN TOWNSHIPS, SUBDIVISION OF PROPERTIES AND CONSOLIDATION OF PROPERTIES**

- 4.1.1 The actual time spent charged according to Par. 1 plus consumables, of which Table A is an approximation for the whole of South Africa.

Where the pieces of land have more than five sides:

10% for each of 10 such additional sides and thereafter 5% for each further additional side according to the basic charge of tables A and B.

4.1.2 The following activities are included in Tables A and B:

- The creation of land rights with a maximum of five sides;
- Travelling time and distance on site.
- The reconnaissance for the survey;
- Establishment of WGS84 Control;
- Relocation of beacons in the field;
- Setting out of new beacons;
- Administration of cadastral rights;

- Beacon Relocation Audit;
- Calculations for new beacons;
- Supervision of Technical personal and field assistants;
- Drafting of working plans, Diagrams and General Plans, subject to Par. 4.1.3;
- Consistency checks on plans;
- Survey report;
- Submission of survey records to Surveyor General in terms of the Regulations of Act 8/1997 and Liaison;
- Field materials

4.1.3 The following activities are excluded from tables A and B and are charged according to Par. 1 from the actual time spend on the activity plus consumables used:

4.1.3.1 ADDITIONAL WORK DURING THE CREATION OF A DIAGRAM

- For each servitude endorsement on a diagram or general plan;
- For the second and each subsequent property, when a number of separate properties are subdivided;
- For the creation of the outside figure represented on a general plan: Fees as if it were a separate creation of a land right.

4.1.3.2 CREATION OF CURVILINEAR BOUNDARIES

- For each subdivision which abuts on the curvilinear boundary

4.1.3.3 CREATION OF SERVITUDES

- For the creation of servitude areas: Provided that where the servitude lies within a subdivision being created, the additional beacons necessary to define the servitude are regarded as additional sides in terms of Par. 4.1.1.1.
- For the creation of line servitudes, other than power line servitudes, represented on separate diagrams: The fees specified for the area of a square piece of land, each side of which is equal to one quarter of the length of such lines. (When a servitude crosses a property, the length should be taken as being the distance between the property boundaries.)
- For two or more adjacent lines represented on the same servitude diagram: 35% of the fees specified for the creation of the second and each subsequent line.

4.2 CREATION OF POWER LINE SERVITUDES COVERING EXISTING POWER LINE STRUCTURES

The actually time spent charged according to Par. 1 plus consumables, of which Table B is an approximation for the whole of South Africa.

4.3 ABNORMAL CIRCUMSTANCES

The fees specified in paragraphs 4.1 and 4.2 may be increased or decreased to a maximum of 30% for any or all of the following prevailing circumstances:

- (a) Access to the site of the survey;
- (b) Availability of trigonometrical beacons;
- (c) Geotechnical conditions;
- (d) Topography;
- (e) Connections to other beacons of the property;
- (f) Cost effectiveness of township layouts;
- (g) Boundaries through party walls
- (h) Garden walls, vegetation or buildings obstruct or assisting the survey.

5. OTHER SPECIALISED WORK

Tabulated Fees: Table C and D

To use the fee tables: -

- a) Obtain a number from the relative row and column from Table C (Interpolate as necessary)
- b) Use the figure and look up the relative row in Table D (Interpolate as necessary).
- c) Multiply the final figure obtained from Table D by the current hourly rate for persons entitled to conduct a private practice
- d) This is the chargeable rate for the task excluding Establishment Costs.

5.1 Control

The Figures for "Spacing" in Table D are in metres.

The fee pertains to the fix in x, y and z of any beacon to Class B (as defined in the Land Survey Act No. 8 of 1997) or better standards. It includes positioning, fieldwork and calculations. The process of Trigonometric heighting is assumed with an independent check applied.

- For standards below Class B, deduct 20%
- For fix in x and y only, deduct 20%
- For projects requiring 5 points or less, add 20%
- For concreted points, add cost plus 10% per beacon
- For pre-marking photo control, add cost plus 10%.

5.2 Mapping

The fee pertains to mapping in final drafted form. Work to be tied to Lo/WG and Mean Sea Level in all but the most exceptional cases. For control beacons fixed to a standard better than tacheometric standards, apply Control rates. Clients are to be advised when photogrammetric options should be applied.

- For draft plot submissions, deduct 20%
- For units below 2km, add 20%
- For survey and reductions only, deduct 15%
- For being on existing road with traffic, add 30%
- For profiling of staked roads - see 6: Conventional Road Staking
- For cross sections - apply tariff to all length of the sum of the cross section.

5.3 CONVENTIONAL ROAD STAKING

Traditional "road staking" combines elements of staking and profiling, therefore: -

- 5.3.1 Use table C/D for staking
- 5.3.2 Plus add 20% for profiling the long section
- 5.3.3 Plus add table C/D for profiling the cross section

e.g.: 50 sections per km. 60 metres wide would yield 3kms of cross sections per km of road, which, if the centre-line runs along an existing road, would yield a higher rate (more detail) than the long sections.

5.4 LEVELLING

The fee pertains to single run spirit levelling and all associated reductions. (The charge is applicable to the direct distance between the end points levelled). The figures for "Standard" in Table B are nominal relative closures in mm per km of levelling run. It is envisaged that precise levelling methods and equipment are necessary for the highest standard only.

- For line double-levelled, add 50%
- For units below 5km, add 20%.

Table A
The consumer public is hereby notified to obtain a fee estimate from their local Professional Land Surveyor, as local conditions vary and may increase or decrease these general guideline fees by up to 30%. Number of pieces means the number contained within a common control & boundary reconstruction

NUMBER OF PIECES	SQUARE METRES										HECTARES												
	0	401	701	1 500	1 500	9 999	1	5	10	25	50	100	200	300	500	750	1 000	1 500	2 000	3 000	5 000	7 500	more
1	4 162	4 787	5 411	6 035	6 660	7 215	7 770	8 602	9 574	10 545	11 655	12 626	13 597	14 457	15 318	16 150	17 010	18 315	19 341	20 840			
2	3 191	3 670	4 149	4 849	5 550	6 313	6 896	7 909	8 810	9 782	10 961	12 002	12 903	13 889	14 735	15 706	16 552	17 760	18 828	20 410			
3	2 729	3 138	3 547	4 225	4 902	5 689	6 359	7 307	8 186	9 204	10 360	11 423	12 395	13 421	14 263	15 281	16 215	17 390	18 472	20 174			
4	2 393	2 752	3 111	3 741	4 371	5 238	5 956	6 868	7 735	8 776	9 951	10 926	11 932	13 049	13 885	14 929	15 977	17 135	18 294	19 986			
5	2 137	2 457	2 778	3 359	3 940	4 856	5 650	6 493	7 354	8 408	9 490	10 572	11 655	12 770	13 658	14 718	15 834	16 983	18 187	19 674			
6	1 942	2 242	2 541	3 066	3 640	4 509	5 309	6 197	7 053	8 117	9 204	10 337	11 470	12 584	13 507	14 578	15 738	16 881	18 116	19 799			
7	1 804	2 088	2 373	2 857	3 425	4 261	5 066	5 986	6 838	7 909	8 999	10 168	11 338	12 452	13 399	14 477	15 670	16 808	18 065	19 746			
8	1 700	1 973	2 246	2 700	3 264	4 076	4 884	5 827	6 677	7 752	8 845	10 042	11 238	12 352	13 318	14 402	15 619	16 754	18 027	19 705			
9	1 619	1 883	2 147	2 578	3 139	3 931	4 742	5 704	6 552	7 631	8 726	9 943	11 161	12 274	13 255	14 343	15 580	16 711	17 997	19 674			
10	1 554	1 811	2 069	2 481	3 039	3 816	4 629	5 605	6 452	7 534	8 630	9 865	11 100	12 212	13 205	14 296	15 548	16 677	17 973	19 649			
11	1 495	1 745	1 995	2 391	2 943	3 708	4 536																
12	1 445	1 690	1 934	2 315	2 863	3 619	4 458																
13	1 403	1 643	1 883	2 252	2 795	3 543	4 393																
14	1 368	1 603	1 838	2 197	2 737	3 479	4 337																
15	1 337	1 568	1 800	2 150	2 687	3 422	4 288																
16	1 309	1 538	1 766	2 109	2 643	3 373	4 246																
17	1 285	1 511	1 737	2 072	2 604	3 330	4 208																
18	1 264	1 487	1 710	2 040	2 570	3 291	4 175																
19	1 245	1 466	1 687	2 011	2 539	3 257	4 145																
20	1 228	1 447	1 666	1 984	2 511	3 226	4 118																
22	1 198	1 414	1 629	1 939	2 463	3 172	4 072																
24	1 174	1 386	1 598	1 902	2 423	3 128	4 033																
26	1 163	1 374	1 585	1 885	2 406	3 108	4 016																
28	1 150	1 361	1 572	1 869	2 388	3 090	4 000																
30	1 127	1 338	1 549	1 839	2 356	3 057	3 972																
32	1 108	1 318	1 529	1 814	2 329	3 029	3 948																
35	1 088	1 279	1 489	1 763	2 273	2 973	3 899																
40	1 039	1 249	1 459	1 725	2 232	2 931	3 863																
45	1 016	1 226	1 436	1 695	2 200	2 898	3 834																
50	998	1 207	1 417	1 671	2 174	2 872	3 812																
55	976	1 188	1 399	1 652	2 153	2 851	3 793																
60	959	1 171	1 384	1 635	2 136	2 833	3 778																
70	931	1 146	1 361	1 610	2 108	2 805	3 753																
75	919	1 136	1 352	1 600	2 097	2 793	3 744																
80	905	1 125	1 341	1 589	2 087	2 784	3 735																
90	892	1 108	1 323	1 570	2 071	2 767	3 721																
100	863	1 094	1 309	1 555	2 058	2 754	3 710																

NUMBER OF PIECES	SQUARE METRES					HECTARES				
	0	401	701	1 500	9 999	1	5	10	20	50
120	823	1 058	1 278	1 525	2 039	2 734				
125	815	1 050	1 272	1 519	2 035	2 731				
140	787	1 021	1 242	1 487	2 025	2 720				
150	772	1 005	1 226	1 469	2 020	2 715				
175	731	962	1 183	1 434	2 009	2 704				
200	700	930	1 150	1 407	2 000	2 695				
225	669	893	1 110	1 386	1 994	2 689				
250	644	864	1 078	1 370	1 989	2 683				
275	617	833	1 043	1 356	1 985	2 679				
300	594	807	1 014	1 345	1 981	2 675				
325	570	778	981	1 336	1 978					
350	549	753	953	1 327	1 976					
375	531	732	928	1 320	1 973					
400	515	713	906	1 314	1 971					
450	489	681	870	1 304	1 968					
500	467	656	842	1 295	1 966					
550	450	636	818	1 289	1 964					
600	436	619	799	1 283	1 962					
700	413	592	768	1 274	1 959					
800	396	571	745	1 268	1 957					
1 000	372	543	712	1 258	1 954					

Table B**1. Basic charge:**

1.1 Distance between consecutive bend points of power line:

Distance (Meters)	Charge
0 to 250	R700
Over 250 to 350	R800
Over 350 to 500	R900
Over 500 to 750	R1000
Over 750 to 1 000	R1100
Over 1 000 to 1 500	R1300
Over 1 500 to 2 000	R1500
Over 2 000 to 3 000	R2000
Over 3 000 to 4 000	R3000
Over 4 000 to 5 000	R3500
Over 5 000 to 7 500	R4000
Over 7 500 to 10 000	R4500
Over 10 000 to 12 500	R5000
Over 12 500 to 15 000	R5500
Over 15 000 to 20 000	R6000
Over 20 000 to 30 000	R6500

1.2 Plus R500 for every additional 10 000 meters or part thereof.

2. Additional charges:

2.1 For the second and each subsequent line, which is represented on the same servitude diagram: R110 per bend point if only calculated or R230 per bend if calculated and beacons.

2.2 For each property for which a separate servitude diagram is required: R250.

TABLE "C"

		VEGETATION				
		OPEN	LIGHT	MODERATE	HEAVY	
CONTROL (Per point fixed)						
Terrain	Flat	2	4	10	15	19
	Rolling	0	2	6	16	20
	Steep	6	7	7	10	17
	Mountain	10	10	11	12	15
	Built up	12	12	15	-	-
MAPPING (Ground method) (per ha.)						
Detail	Light	1	2	4	10	20
	Moderate	4	5	8	12	20
	Heavy	8	9	12	16	-
	Extreme	14	15	19	-	-
STAKING (Per Km)						
% Curved	0	0	2	4	6	7
	33	4	7	8	10	11
	66	9	11	13	14	15
	100	13	15	17	19	20
PROFILING (Per Km)						
Detail	Light	0	4	9	13	18
	Moderate	2	4	9	14	18
	Heavy	4	5	10	15	19
	Extreme	7	9	12	16	20
LEVELLING (Per Km)						
Terrain	Flat	0	1	3	6	14
	Rolling	2	3	5	9	16
	Steep	6	7	8	11	18
	Mountain	10	11	12	14	20

TABLE "D"

		Table "A" Value (carried forward)						
Spacing (Meters)		100	1	1.5	2.5	3.5	5	20
		300	1.5	2	3	4.5	9	
		500	2	3	4	5.5	11	
		1000	3	4	6	9	14	
		5000	5	7	12	14	17	
Horizontal Scale		100	5	7	17	28	35	
		200	3	4	9	14	18	
		500	2	2.5	5	9	11	
		1000+	1	1.5	3	6	7	
Spacing		20/100	9	12	17	22	29	
		20/200	8	11	15	20	26	
		40/100	5	7	12	16	23	
		40/200	4	6	10	14	20	
Vertical Scale		50	3	6	8	12	16	
		100	2.5	5	7	10	14	
		200	2	4	6	9	12	
		500+	1.5	3	5	8	11	
mm/Km Standard		100	0.6	1	1.5	2	3	
		30	1	1.5	2	3	4	
		15	1	2	3	4	5	
		5	1.5	3	4	5	7	