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OF THE
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No. 636

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Government Notice

**MINISTRY OF LANDS,
RESETTLEMENT AND REHABILITATION**

No. 50

1993

**LAND SURVEY ACT, 1927:
AMENDMENT OF REGULATIONS**

The President has under section 8 of the Land Survey Act, 1927 (Act 9 of 1927), with effect from a date one month after the publication of this notice, further amended the regulations promulgated under Government Notice R.1814 of 1962 as set out in the Schedule.

SCHEDULE

The following annexure is hereby substituted for Annexure A:

“ANNEXURE A
(Referred to in regulation 67)

DIVISION OF TARIFF:

1. Basic area fees.
2. Location and replacement of beacons.
3. Official co-ordinate values.
4. Remaining extent.
5. Definition of a given area.
6. Connections.
7. Curvilinear boundaries.
8. Diagrams, endorsements and prints.
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11. Travelling, transport and subsistence.
12. Line clearing.
13. Abnormal circumstances.
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TARIFF OF FEES

Basic area fees

1. (1) Subject to subparagraphs (2) and (3), the fees for the survey of one or more pieces of land included in the same survey, which are surveyed at the same time and each of which does not have more than six boundaries, shall be, according to extent -

- (a) those shown in Table A opposite the relevant number of pieces of land specified in Column 1 and under the extent of the relevant piece or pieces of land specified in Column 2; or
- (b) those shown in Table B under the relevant number of pieces of land in Column 2 opposite the extent of the piece in Column 1,

and the fee per piece of land which exceeds any number specified in Column 1 of Table A, but not the next higher number so specified, shall be an amount equal to the proportionate fee prescribed for the number which is so exceeded:

TABLE A
Fees for the Survey of pieces of Land up to 20 000 m² in extent

COLUMN 1	COLUMN 2						
Number of pieces of land	Fee for each piece of land according to area in square metres						
	300 and less	301 to 400	401 to 600	601 to 1 000	1 001 to 1 500	1 501 to 4 000	4 001 to 20 000
	R	R	R	R	R	R	R
1	1 014	1 132	1 186	1 270	1 370	1 545	1 565
2	684	765	808	866	929	973	1 046
3	515	575	611	661	722	798	861
4	452	505	539	584	636	693	744
5	408	460	493	539	580	631	673
10	331	377	399	431	477	552	591
20	297	339	360	392	431	495	541
50	241	288	316	351	392	456	493
100	219	273	300	339	375	443	481
250	188	247	275	316	349	436	472
500	153	215	243	287	324	429	457
1 000	131	195	228	268	304	421	448
Additional for each piece more than 1 000	119	177	208	248	283	396	421

TABLE B
Fees for the Survey of pieces of Land more than 2 ha in extent

COLUMN 1	COLUMN 2					
Areas of pieces of land in hectares	Fee for each piece of land according to number					
	one	two	three	four	five	more than five
	R	R	R	R	R	R
More than 2 but not more than 5	1 737	1 272	1 114	1 033	984	773

More than 5 but not more than 10	1 828	1 369	1 214	1 133	1 084	873
More than 10 but not more than 25	1 920	1 470	1 317	1 237	1 188	977
More than 25 but not more than 50	2 007	1 572	1 422	1 342	1 292	1 080
More than 50 but not more than 100	2 098	1 666	1 517	1 440	1 392	1 182
More than 100 but not more than 200	2 343	1 946	1 810	1 520	1 520	1 520
More than 200 but not more than 300	2 593	2 189	2 030	1 646	1 646	1 646
More than 300 but not more than 500	2 835	2 382	2 195	1 770	1 770	1 770
More than 500 but not more than 750	3 083	2 578	2 362	1 898	1 898	1 898
More than 750 but not more than 1 000	3 330	2 763	2 529	2 023	2 023	2 023
More than 1 000 but not more than 1 500	3 576	2 705	2 705	2 705	2 705	2 705
More than 1 500 but not more than 2 000	3 820	2 878	2 878	2 878	2 878	2 878
More than 2 000 but not more than 3 000	4 068	3 055	3 055	3 055	3 055	3 055
More than 3 000 but not more than 5 000	4 314	3 226	3 226	3 226	3 226	3 226
More than 5 000 but not more than 7 500	4 559	3 400	3 400	3 400	3 400	3 400
More than 7 500 but not more than 10 000	4 804	3 571	3 571	3 571	3 571	3 571
More than 10 000	R176 for every additional 1 000 hectares or part thereof;					

(2) For the purposes of Table A, a fraction of a square metre shall be deemed to be a full square metre.

(3) The fees prescribed in subparagraph (1) -

(a) shall include, subject to the other provisions of this Tariff, the costs of -

- (i) supplying survey records in terms of these regulations;
- (ii) a reasonable amount of additional computation to verify the positions of the beacons of the land under survey;
- (iii) preparing and supplying prescribed reports and certificates;

- (iv) preparing, lodging with the Surveyor-General, and supplying diagrams and general plans in the form and number prescribed for registration: Provided that when a general plan consists of ten or less figures, a fee for such general plan shall be made in terms of paragraph 9 of this Tariff;
 - (v) supplying and erecting new beacons and permanently marking main survey stations;
 - (vi) preparing and supplying any agreement regarding beacons as may be required, but shall not include obtaining the signatures of land owners on such agreement;
 - (vii) locating and verifying existing beacons, stations and reference marks where such beacons, stations and reference marks have not been destroyed, obliterated or covered;
 - (viii) basing the survey on trigonometrical stations and reference marks;
 - (ix) testing the alignment of existing beacons when terminals do not have to be fixed, but excluding replacing beacons on line;
 - (x) placing new beacons on an existing boundary;
 - (xi) pointing out beacons and boundaries in the course of field work;
 - (xii) transport in the course of field work;
 - (xiii) supplying normal labour;
 - (xiv) reasonable time devoted to receiving and perusing instructions for the survey;
- (b) shall, for each piece of land of 20 000 square metres or less which is a regular figure, the fee prescribed in Table A in subparagraph (1), be reduced by 10 per cent for those regular figures exceeding ten in number: Provided that the ten regular figures exempted shall be the smallest regular figures;
- (c) shall not be reduced merely for the reason that diagrams are not required for registration;
- (d) shall, when it is necessary to embed the centre-mark of a beacon in concrete, as prescribed, be increased by R55 per beacon;
- (e) shall, when a beacon is placed in accordance with the first paragraph of regulation 18(1)(c), be increased by R39 per beacon;
- (f) shall, when the beacon is placed in accordance with the second paragraph of regulation 18(1)(c), be increased by R95 per beacon;
- (g) shall, when witness marks are placed in terms of regulation 18(2A), be increased by R15 per witness mark;

- (h) shall, in the survey of pieces of land of different areas, be derived for an individual piece of land from its area at a fee which would be applicable if all the pieces were of the same size: Provided that when two or more pieces of land are being surveyed and one or more of such pieces of land exceed 2 hectares in extent and one or more is less than 2 hectares in extent, the fees for one of the larger or largest areas shall be made in accordance with the first column of fees in Column 2 of Table B in subparagraph (1);
 - (i) shall, for each straight dividing wall of a dwelling which forms a common boundary, be increased by R65 for each abutting erf concerned;
 - (j) shall, for each staggered dividing wall of a dwelling which forms a common boundary, be increased by R132 for each abutting erf concerned;
 - (k) shall, for each servitude endorsement on a set of diagrams or general plans, be increased by R24;
 - (l) shall, for each component clause of a set of consolidated diagrams prepared by a land surveyor, be increased by R24;
 - (m) shall, when a number of properties represented on separate diagrams are surveyed for subdivisational or servitude purposes, be increased by R109 for the second and each subsequent property so surveyed;
 - (n) shall, for the survey of additional boundaries exceeding six in number, be increased by 10 per cent for each of ten such additional boundaries and thereafter by 5 per cent for each further additional boundary: Provided that the line joining an unbeaconed point with an indicatory beacon shall not be deemed to be a boundary for the purpose of this Tariff;
 - (o) shall, in the survey of more than one piece of land in a township, be increased by 25 per cent for each piece of land -
 - (i) which is larger than 4 000 square metres;
 - (ii) which is entirely surrounded by roads; and
 - (iii) which is not subdivided into erven.
- (4) Except as provided in paragraphs 4 and 10 of this Tariff, no fee shall be charged for the survey of any road area for which registration as a separate property is not required and which is created in the survey of one or more pieces of land.
- (5) No fee shall be charged for the survey of the outside figure represented on a general plan, unless a diagram of such figure is required for registration, in which case the fees for the outside figure shall be charged as a separate survey.

(6) In the survey of more than one thousand pieces of land of different areas in a township, the fee for the smallest piece of land shall be derived from the lowest tariff of Table A in subparagraph (1) applicable to such pieces of land.

Location and replacement of beacons

2. For the location or replacement of beacons of a property in a township, fees shall be charged in terms of either paragraph 14 or paragraphs 1 and 11 of this Tariff, whichever is less: Provided that for the survey of a property where abnormal circumstances beyond the control of the land surveyor are present the fees charged in terms of paragraph 1 may be increased by a maximum of 85 per cent and that no fees shall be charged in terms of paragraph 13 of this Tariff.

Official co-ordinate values

3. The fees prescribed in paragraph 1(1) of this Tariff shall be reduced by 5 per cent for each beacon to which an official co-ordinate value has been assigned: Provided that -

- (a) no reduction shall be made when it is necessary to redetermine or to verify the position of such beacon;
- (b) the total amount by which such fees are reduced shall not exceed 50 per cent.

Remaining extent

4. If it is necessary to survey the remaining extent of a piece of land being subdivided in order to ascertain its area, all fees prescribed in paragraphs 1 and 3 of this Tariff shall apply to the area of such remaining extent as if it were one of the subdivisions.

Definition of a given area

5. The fees for computing the position of and placing a beacon to define a given area that exceeds 2 hectares in extent shall be 10 per cent of the fees prescribed in Table B in paragraph 1(1) of this Tariff.

Connections

6. For each of -
- (a) the two distances between two suitably situated beacons of the land being subdivided and two beacons of the subdivision referred to in regulation 36(1); and
 - (b) the lengths of the two sides referred to in regulation 36(2)(a) or the distances referred to in regulation 36(2)(b),

the fees for connections shall be charged as indicated for the distance in Table C below: Provided that -

- (i) no distance shall be charged for more than once;
- (ii) no fee shall be charged if the desired information can be obtained from a previous survey;
- (iii) the fee shall be charged once only when two or more contiguous subdivisions are surveyed at the same time;
- (iv) no fee shall be charged for connections to terminal beacons, the positions of which can be adopted from previous surveys;
- (v) no fee shall be charged when it is not prescribed that connecting data be shown on a diagram.

TABLE C

Metres	R
50 and less	132
More than 50 but not more than 500	265
More than 500 but not more than 1 000 ..	397
More than 1 000	397
	plus R13 for every 100 metres of part thereof in excess of 1 000 metres, with a maximum of R1 325.

Curvilinear boundaries

7. (1) For surveying the high-water mark of the sea, the fee shall be R48 for every 50 metres or part thereof plus an initial fee of R99 for each subdivision of the land which is being surveyed and abuts on the high-water mark.

(2) For surveying both banks of a river in order to determine the middle, the fee shall be R68 for every 50 metres of the river or part thereof plus an initial fee of R99 for each subdivision of the land which is being surveyed and abuts on the curvilinear boundary.

(3) For surveying a curvilinear boundary, other than a curvilinear boundary referred to in subparagraph (1) or (2), the fee shall be R33 for every 50 metres or part thereof plus an initial fee of R99 for each subdivision of the land which is being surveyed and abuts on the curvilinear boundary.

(4) A land surveyor shall not charge a second time for the survey of a curvilinear boundary if the desired information can be obtained from a previous survey: Provided that any work that may be necessary to enable the land surveyor to use such information shall be charged for in accordance with paragraph 14 of this Tariff.

Diagrams, endorsements and prints

8. (1) Subject to paragraph 1(3)(a)(iv), the fees which shall be charged for the preparation of a diagram are -

- (a) R65 for a diagram of six sides or less without co-ordinates and R3,47 for each additional side above six;
- (b) R85 for a diagram of six sides or less with co-ordinates and R4,53 for each additional side above six;
- (c) for consolidated diagrams the fees prescribed in subparagraph (a) or (b) as the case may be and in addition R24 shall be charged for each component clause of the consolidation.

(2) For each servitude endorsement on a diagram or general plan a fee of R24 shall be charged.

(3) For providing prints of diagrams suitable for registration a fee of R9 per 1 000 square centimetres or part thereof shall be charged.

General plans

9. (1) Subject to paragraph 1(3)(a)(iv), the fees which shall be charged for the preparation of a general plan are -

- (a) R541 for a general plan with any number of figures up to and including ten figures;
- (b) R17 for every additional figure up to and including fifty additional figures;
- (c) R10 for every additional figure above fifty additional figures.

(2) For providing additional copies of a general plan suitable for registration purposes a fee equal to that of the printing costs plus 50 per cent shall be charged.

Servitudes

10. (1) Subject to paragraph 1(3)(a), (d), (e), (f) and (g) and paragraphs 6, 11, 12 and 13 of this Tariff, the basic fee for the survey of existing visible power line is the amount indicated against the relevant distance in Table D below:

TABLE D
Distance between Consecutive Bend Points of Power Line

Metres	R
20 and less	493
More than 20 but not more than 50	592
More than 50 but not more than 100	647
More than 100 but not more than 150	686
More than 150 but not more than 250	725
More than 250 but not more than 350	780
More than 350 but not more than 500	842
More than 500 but not more than 750	946
More than 750 but not more than 1 000	1 036
More than 1 000 but not more than 1 500	1 177
More than 1 500 but not more than 2 000	1 333
More than 2 000 but not more than 3 000	1 516
More than 3 000 but not more than 4 000	1 714
More than 4 000 but not more than 5 000	1 889
More than 5 000 but not more than 7 500	2 087
More than 7 500 but not more than 10 000	2 365
More than 10 000 but not more than 12 500	2 678
More than 12 500 but not more than 15 000	2 925
More than 15 000 but not more than 20 000	3 254
More than 20 000 but not more than 30 000	3 642
More than 30 000	3 642
	plus R349 for every 10 000 metres or part thereof in excess of 30 000 metres.

(2) In the case of two or more adjacent power lines represented on the same servitude diagram, the fee for the survey of each additional line after the first line shall be R59 per bend if calculated only or R123 per bend if calculated and beacons.

(3) For each property affected by the servitude for which a separate servitude diagram is required, an additional fee of R136 shall be charged.

(4) In addition to the fees prescribed in paragraph 6 of this Tariff, all other property beacons necessarily determined during the course of the survey shall be as for the connections fees according to Table C in paragraph 6 for the distance from each such beacon to the nearest power line bend point included in the survey.

(5) (a) The basic fee for the survey of a line to be represented on a separate servitude diagram shall be the fee prescribed in paragraph 1 of this Tariff for the area of a square piece of land, one side of which is equal to one quarter of the length of such line: Provided that -

(i) all other fees and reductions prescribed in this Tariff shall apply as if the line represented one or more boundaries of a piece of land; and

(ii) such length shall be taken as being the distance along such line between the property boundaries for which connecting data are normally considered necessary by the Surveyor-General.

(b) When two or more adjacent lines are represented on the same servitude diagram, the fee for the survey of each additional line after the first line shall be 35 per cent of the fee prescribed in subparagraph (a).

(6) The fees prescribed in paragraph 1 of this Tariff shall apply to the survey involving the beaconing of a servitude area when it is essential to represent such area on a separate servitude diagram: Provided that, when such area affects more than one contiguous property, each section of such area which is necessarily beacons shall be considered to be a separate piece of land.

(7) (a) For a servitude combined with a subdivision and represented on a subdivisional diagram, when such servitude lies outside the boundaries of the subdivision, the fees contemplated in subparagraphs (5) and (6) shall be charged.

(b) A servitude combined with a subdivision and represented on a subdivisional diagram shall be considered to be an inherent part of such subdivision when such servitude lies within the boundaries of the subdivision and the fees prescribed in this Tariff shall apply to the survey of such servitude: Provided that all additional beacons necessarily placed to define the limits of the servitude, shall be charged for as if they were additional sides.

- (c) The fees prescribed in paragraph 7 of this Tariff shall be charged when the servitude concerned is defined by a curvilinear line.

(8) For servitude surveys for which the Surveyor-General has allowed the same procedures to be adopted which are prescribed for existing visible power line servitudes, the fees to be charged are the fees prescribed in subparagraphs (1), (2), (3) and (4) of this paragraph.

Travelling, transport and subsistence

11. (1) A fee for the forward and the return journey between a land surveyor's headquarters and the site of the survey or from the place where he or she was last employed to such site and onwards to other work shall be charged at a rate of R1,80 per kilometre: Provided that -

- (a) such fee shall be charged for only one completed journey with one vehicle, unless substantial reasons exist for additional journeys being made or additional vehicles being used;
- (b) no such fee shall be charged for travelling and transport during the performance of a survey for which a basic fee is charged.

(2) An additional fee shall be charged for the time occupied during the forward and return journeys between the land surveyor's headquarters and the site of the survey for one land surveyor, one technical assistant and labourers being necessarily transported for the performance of the survey and which fee, unless a different prior written agreement has been entered into between the land surveyor and the client, shall be determined -

- (a) in respect of the land surveyor, at a rate of R113 per hour; and
- (b) in respect of any technical assistant and labourers, at a rate per hour which is equal to 0,15 per cent of the gross annual remuneration of the technical assistant and labourers involved.

(3) When free accommodation is not provided at the site of the survey, the land surveyor shall charge travelling and transport expenses at the rates prescribed in subparagraphs (1) and (2) of this paragraph in respect of one forward and one return journey per day between the site of the survey and either -

- (a) his or her headquarters; or
- (b) the nearest suitable accommodation; or
- (c) the free accommodation provided elsewhere by the client:

Provided that -

- (i) the distance per day for which such fee is charged shall not exceed 100 kilometres; and
- (ii) no fees shall be charged in terms of this paragraph for the first day devoted to the survey.

(4) When accommodation is supplied by the land surveyor away from his or her headquarters, he or she may charge R113 per day each for himself or herself and each technical assistant and R64 per day for each of his or her labourers, unless a prior written agreement has been entered into between the land surveyor and the client that the land surveyor may recover his or her actual expenses.

Line clearing

12. (1) When it is essential for the performance of a survey that vegetation be cleared, the time necessarily spent by the land surveyor solely on supervising such clearing shall be charged for at a rate of R115 per hour: Provided that the land surveyor shall ensure that the clearing is done as economically and expeditiously as possible: Provided further that, whenever practicable, the client shall be afforded the opportunity of having the necessary clearing done and supplying the necessary labour.

(2) The cost of labour supplied by the land surveyor for the clearing may be recovered from the client.

Abnormal circumstances

13. (1) The fees prescribed in Table B in paragraph 1(1), in paragraph 1(3)(b), (m) and (n) and in paragraphs 4, 5, 6, 7 and 10 of this Tariff shall, in the case of surveys in the registration divisions mentioned in Column 1 below, be increased by the percentages mentioned opposite thereto in Column 2 below:

COLUMN 1 Registration Division	COLUMN 2 Percentage increase
A	20%
B	35%
D	15%
J	15%
L	15%

(2) In the survey of pieces of land in an existing township, the fees prescribed in Table A in paragraph 1(1) of this Tariff, shall, for those pieces of land upon which one or more buildings have been erected, be increased with R267 or 60% of the relevant fees so prescribed whichever is less.

Miscellaneous

14. For professional work not provided for elsewhere in this Tariff -
- (a) a fee of R142 per hour shall be charged: Provided that where an institute of land surveyors has set a tariff for the work in question a fee shall be charged in accordance with such tariff, but such fee shall not exceed R142 per hour;
 - (b) the following costs shall be recovered:
 - (i) R1,80 per kilometre in respect of motor transport supplied by the land surveyor during the performance of a survey;
 - (ii) the amount of disbursements for beacon material;
 - (c) an amount per hour or part thereof which is equal to 0,15 per cent of the gross annual remuneration of technical assistants and labourers necessarily employed for the work in question shall be charged.”.
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