COSTAU GWASANAETHAU RHEOLIADAU ADEILADU
O:1 Tachwedd 2015

RHEOLIADAU ADEILADU (TALIADAU AWDURDODAU LLEOL) 2010

Mae'r daflen yma'n nodi'r costau sy'n gymwys pan gaiff ceisiadau eu cyflwyno o dan y Rheoliadau Adeiladu. Mae TAW yn daladwy ar y gyfradd briodol ar yr holl gostau, heblaw am y gost Unioni sydd wedi'i heithrio.

Ceisiadau Cynlluniau Llawn a Cheisiadau Hysbysiad Adeiladu

Mae costau'n amrywio, gan ddibynnu ar y math o gais. Mewn perthynas â Chais Hysbysiad Adeiladu, rhaid talu costau cynllunio ac arolygu wrth gyflwyno'r cais. Mewn perthynas â Chais Cynlluniau Llawn, dim ond y gost cynllunio sydd rhaid ei thalu wrth gyflwyno'r cais. Caiff y gost arolygu ei hanfonebu unwaith i'r gwaith ddechrau.

Os oes angen cydsyniad llawn gan Ddŵr Cymru, rhaid cyflwyno Cais Cynlluniau Llawn.

Mae'r costau wedi'u rhannu i'r categorïau canlynol: Addasu

Cartrefi neu Adeiladu Cartrefi Newydd (Atodlen 1)

Mae'r categori yma'n cynnwys cartrefi neu fflatiau newydd, fodd bynnag, os yw cyfanswm yr arwynebedd llawr yn fwy na 300 metr sgwâr neu os ydyn nhw'n uwch na 3 llawr, dylid cysylltu â'r Adran Rheoli Adeiladu i gael gwybod y ffi.

Estyniad i Adeilad Sengl (Domestig) (Atodlen 2)

Mae'r categori yma'n cynnwys estyniadau, pyrth ceir, garejys ac isloriau (basements). Os oes mwy nag un estyniad ar y gweill ar yr un pryd, cewch chi gyfuno'r arwynebau llawr gwahanol i gael y gost ofynnol. Mae costau addasu llofft/garej yn seiliedig ar ffi benodol.

Gwaith Annomestig (Estyniadau ac Adeiladau Newydd) (Atodlen 2A)

Mae'r categori yma'n cwmpasu'r holl waith annomestig ac mae'n seiliedig ar arwynebedd llawr.

Newid Annedd Sengl (Domestig) (Atodlen 3)

Mae rhai costau yn seiliedig ar gost amcangyfrifedig y gwaith. Ystyr hyn yw cost amcangyfrifedig gwaith adeiladu y byddai contractwr adeiladu yn ei chodi (heb gynnwys TAW). Fydd amcangyfrifon yn seiliedig ar ddeunyddiau yn unig neu DIY ddim yn cael eu derbyn. Mae tanategwaith ac adnewyddu elfennau thermal yn seiliedig ar ffi benodol.

Newidiadau Annomestig (Atodlen 3A)

Mae'r categori yma'n cynnwys holl newidiadau annomestig. Mae rhai costau'n seiliedig ar gostau amcangyfrifedig y gwaith ac mae eraill yn seiliedig ar feini prawf eraill, er enghraifft, nifer y ffenestri. Mae gosod lloriau Mezzanine, a gwaith dodrefnu swyddfeydd a siopau yn seiliedig ar ffi benodol.

Eithriadau rhag Talu Ffioedd

Os yw'r holl waith er budd person(au) anabl fel y'i diffinnir yng Nghynllun Model CLlL, bydd eithriadau rhag talu ffioedd. Gall estyniadau neu newidiadau i annedd (rhaid dangos tystiolaeth fod trigolion wedi'i gofrestru'n anabl wrth gyflwyno'r cais), neu i adeilad y mae'r cyhoedd â mynediad iddo gael eu heithrio rhag talu ffioedd.

Ffïoedd Unioni

Os yw gwaith wedi'i wneud heb gais Rheoliad Adeiladu, mae'n bosibl y byddai angen i'r perchennog wneud cais am Dystysgrif Unioni. Os yw hyn yn gymwys, bydd y costau sydd wedi'u nodi ar y ffurflen yma'n berthnasol. Os nad yw wedi'i nodi, bydd y Ffi Hysbysiad Adeiladu sylfaenol yn cynyddu 60% (heb gynnwys TAW).

Adroddiadau Allyriadau Carbon a Thystysgrifau Perfformiad Ynni (EPC)

Mae'r rhain i'w cael o'n Gwasanaeth Rheoli Adeiladu, felly cysylltwch â ni i drafod eich gofynion.

Manylion cyswllt

Gwasanaeth Rheoli Adeiladu Rhondda Cynon

Taf Tŷ Sardis

Heol Sardis

Pontypridd

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Atodlen 1
Tabl A Gwella Cartrefi neu Adeiladu Rhai Newydd

	Cynlluniau Llawn Newydd - Ffi Gynllunio			Cynlluniau Llawn Newydd - Ffi Arolygu			Ffi Hysbysiad Adeiladu Newydd		
	Net	TAW	Gros	Net	TAW	Gros	Net	TAW	Gros
<300m2 x 1	£117.28	£23.46	**£140.74**	£273.66	£54.73	**£328.39**	**£390.94**	£78.19	**£469.12**
<300m2 X 2	£198.48	£39.70	**£238.17**	£463.11	£92.62	**£555.73**	**£661.58**	£132.32	**£793.90**
<300m2 X 3	£270.65	£54.13	**£324.78**	£631.51	£126.30	**£757.81**	**£902.16**	£180.43	**£1,082.59**
<300m2 X 4	£342.82	£68.56	**£411.38**	£799.92	£159.98	**£959.90**	**£1,142.74**	£228.55	**£1,371.28**
<300m2 X 5	£378.91	£75.78	**£454.69**	£884.12	£176.82	**£1,060.94**	**£1,263.02**	£252.60	**£1,515.63**
<300m2 X 6	£433.04	£86.61	**£519.64**	£1,010.42	£202.08	**£1,212.50**	**£1,443.46**	£288.69	**£1,732.15**
<300m2 X 7	£487.17	£97.43	**£584.60**	£1,136.72	£227.34	**£1,364.07**	**£1,623.89**	£324.78	**£1,948.67**
<300m2 X 8	£577.38	£115.48	**£692.86**	£1,347.23	£269.45	**£1,616.67**	**£1,924.61**	£384.92	**£2,309.53**
<300m2 X 9	£613.47	£122.69	**£736.16**	£1,431.43	£286.29	**£1,717.71**	**£2,044.90**	£408.98	**£2,453.88**
<300m2 X 10	£685.64	£137.13	**£822.77**	£1,599.83	£319.97	**£1,919.80**	**£2,285.47**	£457.09	**£2,742.57**
<300m2 X 11	£721.73	£144.35	**£866.07**	£1,684.03	£336.81	**£2,020.84**	**£2,405.76**	£481.15	**£2,886.91**
<300m2 X 12	£775.86	£155.17	**£931.03**	£1,810.33	£362.07	**£2,172.40**	**£2,586.19**	£517.24	**£3,103.43**
<300m2 X 13	£811.94	£162.39	**£974.33**	£1,894.54	£378.91	**£2,273.44**	**£2,706.48**	£541.30	**£3,247.78**
<300m2 X 14	£866.07	£173.21	**£1,039.29**	£2,020.84	£404.17	**£2,425.01**	**£2,886.91**	£577.38	**£3,464.29**
<300m2 X 15	£911.18	£182.24	**£1,093.42**	£2,126.09	£425.22	**£2,551.31**	**£3,037.27**	£607.45	**£3,644.73**
<300m2 X 16	£956.29	£191.26	**£1,147.55**	£2,231.34	£446.27	**£2,677.61**	**£3,187.63**	£637.53	**£3,825.16**
<300m2 X 17	£1,010.42	£202.08	**£1,212.50**	£2,357.64	£471.53	**£2,829.17**	**£3,368.06**	£673.61	**£4,041.68**
<300m2 X 18	£1,064.55	£212.91	**£1,277.46**	£2,483.95	£496.79	**£2,980.74**	**£3,548.50**	£709.70	**£4,258.20**
<300m2 X 19	£1,118.68	£223.74	**£1,342.41**	£2,610.25	£522.05	**£3,132.30**	**£3,728.93**	£745.79	**£4,474.71**
<300m2 X 20	£1,154.76	£230.95	**£1,385.72**	£2,694.45	£538.89	**£3,233.34**	**£3,849.22**	£769.84	**£4,619.06**
<300m2 X 21; ac yn fwy na 300m2	**Cysylltwch â'r Swyddfa Rheoli Adeiladu**								

Atodlen 2
Tabl B Estyniad i Adeilad Sengl (Domestig)

Estyniad unllawr <10m2	£72.17	£14.43	**£86.61**	£168.40	£33.68	**£202.08**	**£240.58**	£48.12	**£288.69**
Estyniad unllawr 10m2 - 40m2	£112.77	£22.55	**£135.32**	£263.13	£52.63	**£315.76**	**£375.90**	£75.18	**£451.08**
Estyniad unllawr 40m2 - 100m2	£144.35	£28.87	**£173.21**	£336.81	£67.36	**£404.17**	**£481.15**	£96.23	**£577.38**
Estyniad deulawr <40m2	£121.79	£24.36	**£146.15**	£284.18	£56.84	**£341.02**	**£405.97**	£81.19	**£487.17**
Estyniad deulawr 40m2 - 200m2	£153.37	£30.67	**£184.04**	£357.86	£71.57	**£429.43**	**£511.22**	£102.24	**£613.47**
Trawsnewid llofft heb dormer	£99.24	£19.85	**£119.09**	£231.55	£46.31	**£277.87**	**£330.79**	£66.16	**£396.95**
Trawsnewid llofft gyda dormer	£117.28	£23.46	**£140.74**	£273.66	£54.73	**£328.39**	**£390.94**	£78.19	**£469.12**
Adeiladu neu ymestyn Garej <100m2	£72.17	£14.43	**£86.61**	£168.40	£33.68	**£202.08**	**£240.58**	£48.12	**£288.69**
Trawsnewid garej i Ystafell Gyfanheddol	£72.17	£14.43	**£86.61**	£168.40	£33.68	**£202.08**	**£240.58**	£48.12	**£288.69**
Newidiadau er mwyn ymestyn neu greu islawr <100m2	£130.81	£26.16	**£156.98**	£305.23	£61.05	**£366.28**	**£436.04**	£87.21	**£523.25**
Gwaith Trydanol	**Cysylltwch â'r Swyddfa Rheoli Adeiladu**								

Atodlen 2A
Tabl D GWAITH ANNOMESTIG Estyniadau ac

Newydd <10m2	£121.79	£24.36	£146.15	£284.18	£56.84	£341.02	**£405.97**	£81.19	£487.17
Arwynebedd Llawr 10m2 - 40m2	£153.37	£30.67	£184.04	£357.86	£71.57	£429.43	**£511.22**	£102.24	£613.47
Arwynebedd Llawr 40m2 - 100m2	£166.90	£33.38	£200.28	£389.43	£77.89	£467.32	**£556.33**	£111.27	£667.60
Arwynebedd Llawr 100m2 > 200m2	£230.05	£46.01	£276.06	£536.79	£107.36	£644.14	**£766.84**	£153.37	£920.20

Schedule 3
Tabl C Newid Annedd Sengl (Domestig)

	Cynlluniau Llawn - Ffi Gynllunio			Cynlluniau Llawn - Ffi Arolygu			Ffi Hysbysiad Adolygu		
	Net	TAW	Gros	Net	TAW	Gros	Net	TAW	Gros
Tanategwaith	£81.19	£16.24	**£97.43**	£189.45	£37.89	**£227.34**	**£270.65**	£54.13	**£324.78**
Adnewyddu Elfen Thermal	£27.06	£5.41	**£32.48**	£63.15	£12.63	**£75.78**	**£90.22**	£18.04	**£108.26**
Newidiadau Mewnol a Gosod Ffitiadau >£2000	£120.29	£24.06	**£144.35**	£0.00	£0.00	**£0.00**	**£120.29**	£24.06	**£144.35**
£2000-£5000	£63.15	£12.63	**£75.78**	£147.35	£29.47	**£176.82**	**£210.50**	£42.10	**£252.60**
£5000 - £15000	£90.22	£18.04	**£108.26**	£210.50	£42.10	**£252.60**	**£300.72**	£60.14	**£360.86**
£15000 - £25000	£117.28	£23.46	**£140.74**	£273.66	£54.73	**£328.39**	**£390.94**	£78.19	**£469.12**
£25000 - £50000	£180.43	£36.09	**£216.52**	£421.01	£84.20	**£505.21**	**£601.44**	£120.29	**£721.73**
£50000 - £75000	£234.56	£46.91	**£281.47**	£547.31	£109.46	**£656.77**	**£781.87**	£156.37	**£938.25**
Dros £75,000	**Cysylltwch â'r Swyddfa Rheoli Adeiladu**								
Ailosod Ffenestr / Drws â Gwydr >20 ffenestr	£22.55	£4.51	£27.06	£52.63	£10.53	£63.15	**£75.18**	£15.04	£90.22
>20 ffenestr	£31.58	£6.32	£37.89	£73.68	£14.74	£88.41	**£105.25**	£21.05	£126.30
Gwaith Trydanol	**Cysylltwch â'r Swyddfa Rheoli Adeiladu**								

Atodlen 3A
Tabl E NEWIDIADAU ANNOMESTIG

Tanategwaith a Sylfeini Padiau < £50000	£108.26	£21.65	£129.91	£252.60	£50.52	£303.13	**£360.86**	£72.17	£433.04
£50000 - £100000	£139.83	£27.97	£167.80	£326.28	£65.26	£391.54	**£466.12**	£93.22	£559.34
£100000 - £250000	£166.90	£33.38	£200.28	£389.43	£77.89	£467.32	**£556.33**	£111.27	£667.60
Ffenestri newydd >20 ffenestr	£22.55	£4.51	£27.06	£52.63	£10.53	£63.15	**£75.18**	£15.04	£90.22
>20 ffenestr	£31.58	£6.32	£37.89	£73.68	£14.74	£88.41	**£105.25**	£21.05	£126.30
Blaenau Siopau Newydd >20 ffenestr	£76.68	£15.34	£92.02	£178.93	£35.79	£214.71	**£255.61**	£51.12	£306.73
>20 ffenestr	£81.19	£16.24	£97.43	£189.45	£37.89	£227.34	**£270.65**	£54.13	£324.78
Adnewyddu Elfen Thermal <£50000	£63.15	£12.63	£75.78	£147.35	£29.47	£176.82	**£210.50**	£42.10	£252.60
£50000 - £100000	£76.68	£15.34	£92.02	£178.93	£35.79	£214.71	**£255.61**	£51.12	£306.73
£100000 - £250000	£108.26	£21.65	£129.91	£252.60	£50.52	£303.13	**£360.86**	£72.17	£433.04
Newidiadau a Ffitiadau <£2000	£36.09	£7.22	£43.30	£84.20	£16.84	£101.04	**£120.29**	£24.06	£144.35
£2000 - £5000	£72.17	£14.43	£86.61	£168.40	£33.68	£202.08	**£240.58**	£48.12	£288.69
£5000 - £15000	£90.22	£18.04	£108.26	£210.50	£42.10	£252.60	**£300.72**	£60.14	£360.86
£15000 - £25000	£117.28	£23.46	£140.74	£273.66	£54.73	£328.39	**£390.94**	£78.19	£469.12
£25000 - £50000	£180.43	£36.09	£216.52	£421.01	£84.20	£505.21	**£601.44**	£120.29	£721.73
£50000 - £75000	£234.56	£46.91	£281.47	£547.31	£109.46	£656.77	**£781.87**	£156.37	£938.25
£75000 - £100000	£252.60	£50.52	£303.13	£589.41	£117.88	£707.29	**£842.02**	£168.40	£1,010.42
Llawr Mezzanine <500m2	£153.37	£30.67	£184.04	£357.86	£71.57	£429.43	**£511.22**	£102.24	£613.47
Gwaith Dodrefnu Swyddfa <500m2	£139.83	£27.97	£167.80	£326.28	£65.26	£391.54	**£466.12**	£93.22	£559.34
500m2 - 2000m2	£184.94	£36.99	£221.93	£431.53	£86.31	£517.84	**£616.48**	£123.30	£739.77
Gwaith Dodrefnu Siop <500m2	£139.83	£27.97	£167.80	£326.28	£65.26	£391.54	**£466.12**	£93.22	£559.34
500m2 - 2000m2	£184.94	£36.99	£221.93	£431.53	£86.31	£517.84	**£616.48**	£123.30	£739.77
Yn fwy na'r uchafsymiau sydd wedi'u nodi uchod	**Cysylltwch â'r Swyddfa Rheoli Adeiladu**								