

**AUSTRALIAN CAPITAL TERRITORY**

**BUILDING ACT 1972**

**DETERMINATION OF FEES**

No 176 of 1993

**EXPLANATORY STATEMENT**

In accordance with an undertaking given to the Standing Committee on Scrutiny of Bills and Subordinate Legislation, this instrument revokes Determination of Fees Notices Nos. 87 and 88 of 29 June 1993 published in the Australian Capital Territory Gazette No.127 of 1 July 1993.

This determination sets fees for the purposes of the Building Act 1972 and has the effect of increasing fees for most classes of builders' licences, plan approvals and building permits for residential and commercial building work, for file searches, building consultancy, the sale of building publications, the use of unleased land and system licences. The rates are listed below with previous fees shown in brackets.

Matter in respect of which fees are payable

Description	(1992/93)	Fee Payable
	\$	1993/94 \$

### **BUILDERS LICENCES**

#### **NEW LICENCES (classes A, B, C, D) ASSESSMENT AND EXAMINATION FEE (non-refundable)**

- applicants holding prescribed qualifications under Section 16 of the Building Act	(115.00)	125.00
- applicants not holding such qualifications	(275.00)	300.00
- upgrade, including endorsements all classes (non-refundable)	(115.00)	130.00
- lodgement withdrawal fee before final assessment examination	(50% of fee)	50% of fee
- new corporate and partnership licences' assessment and examination fee (non-refundable)	(165.00)	180.00

#### **LICENCE FEES (all classes)**

- for periods up to 12 months	(248.00)	270.00
- extension up to 3 years (per month)	(21.00)	23.00
- 2 years	(430.00)	470.00
- 3 years	(620.00)	680.00

#### **OWNER-BUILDER LICENCE FEES**

##### **Establishment/Assessment and Interview if required under sub-section 39(1)(b) of the Building Act**

- applicant meeting eligibility requirements	(120.00)	130.00
- other applicants	(120.00)	130.00

- lodgement withdrawal fee (before final assessment) (50% of fee) 50% of fee

**APPLICATION FOR APPROVAL OF PLANS AND SPECIFICATIONS SUBMITTED AFTER 30 JUNE 1993**

**NEW RESIDENCES, UNITS AND TOWNHOUSES**

- 0 to 50,000	(200.00 plus 0.4% of cost over 10,000)	206.00 plus 0.41% of cost over \$10,000
- 50,001 to 100,000	(360.00 plus 0.68% of cost over 50,000)	370.00 plus 0.69% of cost over 50,000
- more than 100,000	(700.00 plus 0.48% of cost over 100,000)	721.00 plus 0.49% of cost over 100,000

**COMMERCIAL BUILDING WORK**

- 0 - 75,000	(120.00 plus 0.6% of cost over 10,000)	124.00 plus 0.61% of cost over 10,000
- 75,001 - 320,000	(510.00 plus 0.24% of cost over 75,000)	525.00 plus 0.25% of cost over 75,000
- 320,001 - 1,300,000	(1,098.00 plus 0.12% of cost over 320,000)	1,130.00 plus 0.12% of cost over 320,000
- more than 1,300,000	(2,274.00 plus 0.06% of cost over 1,300,000)	2,342.00 plus 0.061% of cost over 1,300,000

**NEW COMMERCIAL WORK IN EXISTING APPROVED BUILDINGS**

- 0 - 75,000	(120.00 plus 0.9% of cost over 5,000)	124.00 plus 0.91% of cost over 5,000
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- 75,001 - 320,000	(750.00 plus 0.48% of cost over 75,000)	773.00 plus 0.49% of cost over 75,000
- 320,001 - 1,300,000	(1,926.00 plus 0.24% of cost over 320,000)	1,984.00 plus 0.25% of cost over 320,000
- more than 1,300,000	(4,278.00 plus 0.12% of cost over 1,300,000)	4,410.00 plus 0.12% of cost over 1,300,000

**APPLICATION FOR EXISTING  
UNAPPROVED COMMERCIAL WORK**

1.6 times the normal rate

**FEE FOR APPLICATION FOR  
EXTENSION OF PERIOD OF CURRENCY  
OF APPROVED PLAN**

- Residential - 10% of original fee . minimum per application	(46.00)	47.00
- Commercial - 10% of original fee . minimum per application	(87.00)	90.00

**AMENDMENTS**

If the cost of building work is increased

- Residential minimum	(41.00)	42.00
- Commercial minimum	(62.00)	64.00

plus the difference between fees  
calculated and rates noted  
previously

**AMENDMENTS WHERE PLANS HAVE  
BEEN APPROVED**

**AMENDMENTS THAT DO NOT INVOLVE  
EXAMINATION OF PLANS AND DO  
NOT ALTER VALUE OF WORK FOR  
SUFFICIENCY AND STABILITY OF  
REMAINDER OF BUILDING**

- Residential	(41.00)	42.00
- Commercial	(62.00)	64.00

**AMENDMENTS THAT REQUIRE  
EXAMINATION OF PLANS, ETC, FOR  
ASCERTAINING STRUCTURAL  
SUFFICIENCY AND STABILITY OF  
REMAINDER OF BUILDING**

- Residential	(41.00)	42.00
- Commercial		
. first amendment	(43.00)	44.00
. each additional amendment in the one lodgement	(27.00)	28.00

**SYSTEM LICENCES**

- Application for a system licence Section 42C(2)d	(200.00)	200.00
- Renewal of a system licence Section 42F(2)c	(200.00)	200.00
- Transfer of a system licence Section 42G(2)d	(50.00)	50.00

**PERMITS**

**COMMERCIAL BUILDING PERMITS,  
INCLUDING NEW WORK IN EXISTING  
APPROVED BUILDING**

- 0 - 75,000	(120.00 plus 0.6% of cost over 10,000)	124.00 plus 0.61% of cost over 10,000
- 75,001 - 320,000	(510.00 plus 0.24% of cost over 75,000)	525.00 plus 0.25% of cost over 75,000
- 320,001 - 1,300,000	(1,098.00 plus 0.12% of cost over 320,000)	1,130.00 plus 0.12% of cost over 320,000
- more than 1,300,000	(2,274.00 plus 0.06% of cost over 1,300,000)	2,342.00 plus 0.061% of cost over 1,300,000

**MINIMUM FEE FOR EXISTING  
COMMERCIAL BUILDING  
WORK FOR WHICH NO PERMIT  
HAD PREVIOUSLY BEEN ISSUED**

- 1.6 times the rates applying  
to new work  
. minimum (57.00) 70.00

**ASSESSMENT AND NOTIFICATION  
OF BUILDING WORK NOT REQUIRING  
APPROVAL, INCLUDING ANY STATEMENTS**

Per half-hour or part thereof (28.00) 30.00

**RESIDENTIAL BUILDING PERMITS (PERMITS APPLYING TO  
EXISTING APPROVALS PRIOR TO 30 JUNE 1993)**

**NEW RESIDENCES, UNITS AND  
TOWNHOUSES**

- less than 110,000	(103.00	106.00
	plus 0.31%	plus 0.32%
	of cost over	of cost over
	10,000)	10,000
- more than 110,000	(413.00	425.00
	plus 0.21%	plus 0.22%
	of cost over	of cost over
	110,000)	110,000

**MINIMUM FEE FOR EXISTING BUILDING  
WORK FOR WHICH NO PERMIT HAD BEEN ISSUED**

- 1.6 times the normal fees  
. minimum (57.00) 70.00

**EXTENSION OF BUILDING PERMITS**

. first 6 months	(41.00)	42.00
. plus subsequent 3 months or part thereof	(41.00)	42.00

**OWNER-BUILDER SURCHARGE**

As for licensed builders' fees,  
plus, for each standard inspection  
required, payable at time of issue  
of permit (41.00) 42.00  
. minimum (77.00) 79.00

(Not to exceed twice  
licensed builder's fees)

**GARAGES, CARPORTS,  
ALTERATIONS AND ADDITIONS,  
FENCES, RETAINING WALLS, MASTS,  
ANTENNAE**

- up to 110,000	(103.00 plus 0.62% of cost over 10,000)	106.00 plus 0.63% of cost over 10,000
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**SWIMMING POOLS AND ASSOCIATED  
FENCES, GATES, DECKS  
AND CONCOURSES**

- less than 5,000	(62.00)	64.00
- 5,001 - 20,000	(103.00)	106.00
- more than 20,000	(155.00)	160.00

**OWNER-BUILDER SURCHARGE**

As for licensed builder's fees, plus, for each standard inspection required, payable at time of issue	(41.00)	42.00
. minimum	(77.00)	79.00

(Not to exceed twice  
licensed builder's fees)

**UNLEASED LAND:**

**THE FEES FOR THE USE OF UNLEASED LAND,  
SUBJECT TO A LICENCE AGREEMENT, TO BE  
PAID IN ADVANCE**

- Commercial		
. within major commercial areas - per week per square metre	(2.10)	2.20
. other commercial sites - per week per square metre	(1.05)	1.10
- Residential (per quarter)	(21.00)	21.60
- Fees for the use of air space over unleased land - 1/2 the rate noted for unleased land		

**MODIFICATIONS TO THE BUILDING  
CODE OF AUSTRALIA**

**APPLICATION AND ASSESSMENT  
FEE FOR EACH MODIFICATION**

- Residential	(62.00)	64.00
- Commercial	(155.00)	160.00

**ISSUE OF CERTIFICATE OF  
ACCREDITATION** stating that the  
properties and performance  
of a building material or  
method of construction or  
design fulfil specific  
requirements of the BCA,  
including standard plans

- Residential per application	(220.00)	227.00
- Commercial per application	(220.00)	227.00

**RENEWALS OF CERTIFICATE OF ACCREDITATION**

- Residential per application	(100.00)	103.00
- Commercial per application	(100.00)	103.00

**INSPECTION  
SURCHARGES**

- Failed inspection and re-book	(51.00)	53.00
- Booked inspection - not ready	(31.00)	32.00
- Booked inspection - access not available	(31.00)	32.00
- Booked inspection - cancelled on day of inspection	(31.00)	32.00
- Surcharge for inspections requested to be done out of normal working hours	(103.00)	106.00

**PARTIAL INSPECTION OF STAGE**

- Residential	(41.00)	42.00
- Commercial	(63.00)	64.00



**"ON-SITE" APPROVAL BY INSPECTION  
STAFF OF MINOR AMENDMENTS**

- per half hour	(36.00)	37.00
. minimum	(36.00)	37.00

STOP NOTICE UNDER SECTION 43(1)	(56.00)	58.00
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**NOTICE TO CARRY OUT BUILDING WORK  
UNDER SECTION 46(1)**

- Residential	(41.00)	42.00
- Commercial		
. per half hour	(31.00)	32.00
. minimum	(82.00)	84.00

**CERTIFICATE OF OCCUPANCY**

**"PARTIAL OCCUPANCY" INSPECTION  
AND ISSUE OF CERTIFICATE**

- Residential	(56.00)	58.00
- Commercial		
. per half hour	(31.00)	32.00
. minimum	(82.00)	84.00

**SEARCH OF BUILDING FILES**

- File retrieval - written request for specific documents undertaken by Building Controller		
. first 2 documents	(15.00)	15.45
. subsequent document	(5.00)	5.15
- File retrieval - telephone request (surcharge on all other fees)	(10.00)	10.30
- Certified copy document (surcharge on all other fees)	(15.00)	15.45
. first 2 documents	(15.00)	15.45
. subsequent document	(5.00)	5.15
- File retrieval and search by lessee or authorised person	(15.00)	15.45
- File retrieval and staff- assisted search	(21.00)	21.60

- File retrieval and search and written statement signed by Building Controller	(35.00)	36.00
- Multiple-file and large-project surcharge per half-hour or part thereof	(25.00)	25.75
- Fee for photocopying (plans and drawings from building files and multiple copies of originals)		
. plans up to A2 size per sheet	(5.00)	5.15
. plans over A2 size per sheet	(7.00)	7.20
. other documents per sheet	(1.00)	1.00
- Comprehensive written history with copies of relevant major documents - per half hour	(25.00)	25.75
- Administrative charge to prepare documents for legal matters - per half hour	(30.00)	31.00

#### REGISTER OF LICENCE HOLDERS

Counter inspection of Register	(16.00)	16.50
Printed permit history of a builder	(21.00)	23.00

#### CONSULTANCY SERVICES

- Structural Engineering		
- Mechanical engineering		
- Building Surveying		
- Miscellaneous		
- Unit Title Assessment		
. Residential per hour (minimum)	(60.00)	60.00
. Commercial per hour (minimum)	(120.00)	80.00
	(120.00)	80.00

#### STANDARDS

##### SALE OF TECHNICAL INFORMATION

- Building Code	(RRP)	RRP
- Amendments to Building Code	(RRP)	RRP

- Building Act	(20.00)	20.00
- Building Notes (set in binder)	(10.00)	10.00
- Building Notes (single page)	(0.00)	0.00
- Standards Bulletin per copy	(1.00)	1.00

#### **BUILDING STATISTICS PER YEAR**

- Permit holders (weekly listing)	(310.00)	320.00
- Numerical report (monthly/quarterly/annually)	(103.00)	106.00
- Numerical and graphical reports	(310.00)	320.00

#### **REFUNDS**

If the cost of building work is reduced, a refund is payable, less a fee to cover the cost of processing, including plans that are refused by the ACT Planning Authority

- Residential; it "may" be all fees in excess of	(32.00)	33.00
- Commercial; it "may" be all fees in excess of	(63.00)	65.00