



**AUSTRALIAN CAPITAL TERRITORY**

**BUILDING ACT 1972**

**DETERMINATION OF FEES**

**NO. 48 OF 1995**

Under Section 65 of the *Building Act 1972*, I revoke the Determination of Fees No 81, notice of which was published in Gazette No S129 on 30 June 1994 and I determine that the fees payable for the purposes of the Act shall be in accordance with the attached Schedule

Dated the *22<sup>nd</sup>* day of *June* 1995



Gary Humphries  
Minister for the Environment, Land and Planning

THIS IS PAGE 1 OF THE SCHEDULE TO THE DETERMINATION MADE UNDER THE  
 BUILDING ACT 1972 ON THE DAY OF 1995.

Section of the Building Act 1972	Description of matter in respect of which fee is payable	Fee Payable \$
15(4)	<b>1. ASSESSMENT AND EXAMINATION FEE - BUILDERS' LICENCES</b>	
	(a) Where an applicant is not the holder of a builder's licence	
	-	
	(i) if the applicant is a company or partnership	\$190.00
	(ii) if the applicant has the qualifications prescribed in Sections 16(2)(a) or (b), (3)(a) or (b) or (4)(a) or (b) relevant to the licence applied for	\$135 00
	(iii) if the applicant does not fall within category (i) or (ii) above	\$320 00
	(b) Where the applicant who is the holder of a builder's licence applies for a different class of licence or a different endorsement under Section 14(6A)	\$140 00
	(c) Where an applicant withdraws his or her application after the assessment has begun but before a final decision is made	50% of fee
		-
17(6)	<b>2. LICENCE FEES - BUILDERS</b>	
	(a) Where the period of the licence is for -	
	(i) 1 year or less	\$285 00
	(ii) an extension up to 3 years of a licence valid for 1 year or less - per month	\$25.00
	(iii) 2 years	\$500 00
	(iv) 3 years	\$720 00

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39(1)(b)	<b>3. OWNER-BUILDER PERMITS ASSESSMENT FEE</b>	
	(a) All applicants	\$140.00
	(b) Where an applicant withdraws his or her application after the assessment has begun but before a final decision is made	50% of fee
31(2)	<b>4. APPLICATION FOR APPROVAL OF PLANS AND SPECIFICATIONS AND ISSUE OF BUILDING PERMITS SUBMITTED AFTER 30 JUNE 1995</b>	
	(a) New residences, units and townhouses -	\$220.00 plus \$4.00 per square metre, or part thereof, of total area, per floor under roofline
	(b) Commercial building work, with the exception of that provided for in paragraph 4(c) -	\$220.00 plus \$4.00 per square metre, or part thereof, of total floor area
	(c) New commercial building work in existing approved buildings -	\$220.00 plus \$4.00 per linear metre, or part thereof, of work (minimum fee \$220.00)
	(d) residential building work - garages, carports, ornamental ponds, masts, antennae, advertising devices, notices, signs, alterations or additions to buildings - where the area of the building is increased -	\$110.00 plus \$4.00 per square metre, or part thereof, of total floor area per floor under roofline (minimum fee \$200.00)

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(e)	residential building work - retaining walls, fences, gates, masts, antennae, advertising devices, notices, signs, alterations or additions to buildings - where the area of the building is not increased -	\$110.00 plus \$2 00 per linear metre, or part thereof, of work (minimum fee \$200 00)
(iv)	more than \$1,300,000	\$4,542.00 plus 0.124% of cost over \$1,300,000

**5. INSTALLATION OF SOLID FUEL APPLIANCES**

Application for the approval of plans and specifications and issue of building permit	\$60 00
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33A(3)

**6. APPLICATION FOR EXTENSION OF PERIOD OF CURRENCY OF APPROVED PLANS**

(a) Residential work	10% of original fee (minimum per application \$50.00)
(b) Commercial work	10% of original fee (minimum per application \$100 00)

31(2)

**7. APPLICATION FOR THE AMENDMENT OF PLANS**

(a) Where the area is increased -	
(i) residential building work minimum	\$45 00
(ii) commercial building work minimum	\$70 00

plus an amount equal to the difference between the fees paid in accordance with clause 4 and the fee that would have been payable in accordance with that clause if the amended plans had been submitted for approval as original plans

(b) Where the amendment does not involve the examination of the plans and does not alter the area of work done to ascertain the structural sufficiency, stability and safety of the remainder of the building -	
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	(i) residential building work	\$45 00
	(ii) commercial building work	\$70.00
	(c) Where the amendment involves the examination of the plans or alters the area of work done to ascertain the structural sufficiency, stability and safety of the remainder of the building -	
	(i) residential building work	\$45 00
	(ii) commercial building work	
	first amendment	\$47.00
	each additional amendment in the one lodgement	\$30 00
<b>42</b>	<b>8. SYSTEM LICENCES</b>	
42C(2)(d)	(a) Application for a System Licence	\$205 00
42F(2)(c)	(b) Renewal of a System Licence	\$205 00
42G(2)(d)	(c) Transfer of a System Licence	\$52 00
	<b>9. BUILDING PERMITS</b>	
	Where the application for a building permit is not submitted with plans for approval	\$50 00
<b>41(2)</b>	<b>10. Extension of Building Permits</b>	
	(a) First six months	\$45.00
	(b) Subsequent three months or part thereof	\$45.00
	(c) Each subsequent month or part thereof	\$25 00

Roads and  
Public Places  
Act 1937  
15E(1)  
15K(1)(b)

**11. UNLEASED LAND**

- (a) Use of unleased land, subject to a licence agreement -
- (i) within major commercial areas - per square metre per week \$2.40
  - (ii) in other commercial sites - per square metre per week \$1 20
  - (iii) in residential sites - per quarter \$23.00
- (b) Use of air space over unleased land half the rate noted for unleased land

**ADMINISTRATIVE ARRANGEMENTS**

**12. PLANS OR AMENDMENTS THAT DEPART FROM THE BUILDING CODE**

- (a) Approval of plans or an amendment of plans where the plans or the amendment include a matter the acceptable requirements and standards of which are not set out in the Building Code -
- (i) residential building work \$70.00
  - (ii) commercial building work \$170 00
- in addition to any other fee that is payable
- (b) Issuing 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 Building Code including standard plans -
- (i) residential building work \$240 00
  - (ii) commercial building work \$240.00
- (c) Renewal of certificate of accreditation -
- (i) residential building work \$110.00
  - (ii) commercial building work \$110 00

**13. CERTIFICATE OF OCCUPANCY**

"Partial Occupancy", inspection and issue of certificate to an applicant under Section 53(2), (3), (6), (10) or (11) -

- |  |                                  |
|--|----------------------------------|
| (a) Residential building work                | \$62 00                          |
| (b) Commercial building work - per half hour | \$45 00<br>(minimum<br>\$100.00) |

**14. INSPECTION SURCHARGES**

- |  |  |
|--|--|
| (a) Failed inspection and re-book  | \$57.00  |
| (b) Booked inspection - not ready  | \$35 00  |
| (c) Booked inspection - access not available   | \$35.00  |
| (d) Inspections done outside normal working hours  | \$115.00   |
| (e) Partial inspection of stage -  |  |
| (i) residential building work  | \$45 00  |
| (ii) commercial building work with the initial inspection of each step included in Permit                    | \$70.00 or<br>\$35.00 per<br>half hour,<br>whichever is<br>the greater |
| (f) Failed inspection that requires the issue of a Stop Notice   |  |
| (i) first Stop Notice  | \$70 00  |
| (ii) second and subsequent Stop Notices relating to matters that required the issue of the first Stop Notice | \$200.00   |

**15. SEARCH OF BUILDING FILES**

- |  |         |
|--|---------|
| (a) File retrieval -   |         |
| (i) written request  |         |
| first two documents  | \$17.00 |
| each subsequent document                                       | \$6 00  |
| (ii) telephone request (surcharge on all other fees)           | \$11.00 |
| (b) Certified copy of document (surcharge on all other fees) - |         |
| (i) first two documents  | \$17 00 |

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(ii) each subsequent document	\$6 00
(c) File retrieval and search by lessee or authorised person	\$17 00
(d) File retrieval and staff-assisted search	\$23 00
(e) File retrieval and search and written statement signed by Building Controller	\$40.00
(f) Multiple-file and large-project surcharge - per half hour or part thereof	\$27 50
(g) Photocopying (plans and drawings from building files and multiple copies of originals) -	
(i) up to A2 size per sheet	\$5 50
(ii) over A2 size per sheet	\$7.50
(iii) other documents per sheet	\$1.00
(h) Comprehensive written history with copies of relevant major documents - per half hour	\$28.00
(i) Preparation of documents for legal matters - per half hour	\$35 00

**16. REGISTER OF LICENCE HOLDERS**

(a) Counter inspection of the Register	\$17 50
(b) Printed permit history of a builder	\$25.00

**17. CONSULTANCY SERVICES**

Structural Engineering, Mechanical Engineering, Building Surveying, Miscellaneous, Unit Title Assessment

(a) residential building work - per hour	\$65.00 (minimum \$65 00)
(b) commercial building work - per hour	\$90.00 (minimum \$90.00)

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**18. SALE OF TECHNICAL INFORMATION**

(a) Building Code	RRP
(b) Amendments to Building Code	RRP
(c) Building Act	\$22 00
(d) Building Notes (set in binder)	\$10.00
(e) Building Notes (single page)	\$0.00
(f) Standards Bulletin - per copy	\$1.00

**19. BUILDING STATISTICS PER YEAR**

(a) Permit holders (weekly listing)	\$340.00
(b) Numerical report (monthly/quarterly/annually)	\$110.00
(c) Numerical and graphical reports	\$340 00

**20. PLAN AMENDMENTS - 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

(a) The refund for residential work "may" be all fees in excess of	\$35.00
(b) The refund for commercial work "may" be all fees in excess of	\$70 00