

AUSTRALIAN CAPITAL TERRITORY

BUILDING ACT 1972

REVOCATION AND DETERMINATION OF FEES

EXPLANATORY STATEMENT

DETERMINATION NO. 134 OF 1996

This Determination made under Section 65 of the Building Act 1972 (the Act) revokes the existing Determinations of Fees.

The determination also sets fees for the purposes of the Act 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 files searches, building consultancy, for the sale of building publications, the use of unleased land and system licences. The rates are listed below.

	This Year \$	Last Year \$
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 -	\$200 00	\$190 00
applicants not holding such qualifications -	\$140 00	\$135.00
upgrade, including endorsements all classes (non-refundable)	\$335 00	\$320 00
lodgement withdrawal fee before final assessment examination	\$150 00	\$140 00
new corporate and partnership licences' assessment and examination fee (non-refundable)	50% of fee	50% of fee

	This Year \$	Last Year \$
LICENCE FEES - BUILDERS (all classes)		
for period up to 12 months	\$300 00	\$285 00
extension up to 3 years (per month)	\$30 00	\$25 00
2 years	\$520 00	\$500 00
3 years	\$750 00	\$720.00
OWNER-BUILDER LICENCE FEES		
Establishment/Assessment and interview if required under sub-section 39(1) (b) of the Building Act		
(a) All applicants	\$150 00	\$140 00
(b) Where an applicant withdraws his or her application after the assessment has begun but before the final decision is made	50% of fee	50% of fee
APPLICATION FOR APPROVAL OF PLANS AND ISSUE OF BUILDING PERMITS		
(a) New residences, units and townhouses -	\$230 00	\$220 00
	plus \$4 00 per square metre or part thereof, of total area, per floor, under roofline	plus \$4 00 per square metre or part thereof, of total area, per floor, under roofline

	This Year \$	Last Year \$
(b) Commercial building work, with the exception of that provided for in Paragraph 4(c) -	\$230 00 plus \$4 00 per square metre or part thereof, of total area, per floor, under roofline	\$220 00 plus \$4 00 per square metre or part thereof, of total floor area,
(c) New commercial building work in existing approved buildings -	\$230 00 plus \$2 00 per linear metre or part thereof, of work (minimum fee \$220 00)	\$220 00 plus \$2 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	\$115 00 plus \$4 00 per square metre or part thereof, of total area, per floor, under roofline (minimum fee \$220 00)	\$110 00 plus \$4 00 per square metre or part thereof, of total area, per floor, under roofline (minimum fee \$220 00)

	This Year \$	Last Year \$
(e) Residential building work - retaining walls, fences, gates, advertising devices, notices, signs alterations or additions to buildings - where the area of the building is not increased	\$115 00 plus \$2.00 per linear metre of part thereof, of work (minimum fee \$220 00)	\$110 00 plus \$2 00 per linear metre of part thereof, of work (minimum fee \$220.00)
INSTALLATION OF SOLID FUEL APPLIANCES		
Application for the approval of plans and specifications,	\$70 00	\$60 00
APPLICATION FOR EXTENSION OF PERIOD OF CURRENCY OF APPROVED PLANS		
(a) Residential work	10% of original fee (minimum per application \$50)	10% of original fee (minimum per application \$50)
(b) Commercial work	10% of original fee (minimum per application \$50)	10% of original fee (minimum per application \$50)

	This Year \$	Last Year \$
APPLICATION FOR THE AMENDMENT OF PLANS		
(a) Where the area is increased -		
(i) residential building work minimum	50	\$45 00
(ii) commercial building work minimum	80	\$70 00
<p>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</p>		
(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 -		
(i) residential building work	50	\$45 00
(ii) commercial building work	80	\$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	50	\$45 00
(ii) commercial building work first amendment	50	\$47 00
each additional amendment in the one lodgement	40	\$30 00

	This Year \$	Last Year \$
SYSTEM LICENCES		
(a) Application for a System Licence	215	\$205 00
(b) Renewal of a System Licence	215	\$205.00
(c) Transfer of a System Licence	60	\$52 00
BUILDING PERMITS		
Where the application for a building permit is not submitted with plans for approval	60	\$50 00
EXTENSION OF BUILDING PERMITS		
(a) First six months	50	\$45 00
(b) Subsequent three months	55	\$45 00
(c) Subsequent month or part thereof	25	\$25 00
ADMINISTRATIVE ARRANGEMENTS 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	\$75 00	\$70 00
(ii) commercial building work	\$175.00	\$170 00
in addition to any other fee that is payable		

	This Year \$	Last Year \$
(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	\$250.00	\$240 00
(ii) commercial building work	\$250 00	\$240 00
(c) Renewal of certificate of accreditation -		
(i) residential building work	\$115 00	\$110 00
(ii) commercial building work	\$115 00	\$110 00
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	\$65 00	\$62 00
(b) Commercial building work - per half hour	\$50 00 (minimum \$100)	\$45 00 (minimum \$100)
INSPECTION SURCHARGES		
(a) Failed inspection and re-book	\$60 00	\$57.00
(b) Booked inspection - not ready	\$40 00	\$35 00
(c) Booked inspection - access not available	\$40 00	\$35 00
(d) Inspections done outside normal working hours	\$120 00	\$115 00

	This Year \$	Last Year \$
(e) Partial inspection of stage -		
(i) residential building work	\$50 00	\$45 00
(ii) commercial building work with the initial inspection of each step included in Permit	\$75 00 OR \$35.00 per half hour, whichever is the greater	\$70 00 OR \$35 00 per half hour, whichever is the greater
(f) (i) failed inspection that requires the issue of a first Stop Notice	\$75 00	\$70 00
(ii) second and subsequent Stop Notice relating to matters that required the issue of the first Stop Notice	\$210 00	\$200 00
 SEARCH OF BUILDING FILES		
(a) File retrieval -		
(i) written request first two documents	\$20 00	\$17 00
each subsequent document	\$10 00	\$6.00
(ii) telephone request (surcharge on all other fees)	\$15 00	\$11 00
(b) Certified copy of document (surcharge on all other fees) -		
(i) first two documents	\$20 00	\$17 00
(ii) each subsequent document	\$10 00	\$6.00

	This Year \$	Last Year \$
SEARCH OF BUILDING FILES Cont.		
(c) File retrieval and search by lessee or authorised person	\$20 00	\$17 00
(d) File retrieval and staff-assisted search	\$25 00	\$23 00
(e) File retrieval and search and written statement signed by Building Controller	\$45 00	\$40 00
(f) Multiple-file and large-project surcharge - per half hour or part thereof	\$30 00	\$27.50
(g) Photocopying (plans and drawings from building files and multiple copies of originals) -		
(i) up to A2 size per sheet	\$10 00	\$5 50
(ii) over A2 size per sheet	\$10 00	\$7 50
(iii) other documents per sheet	\$2 00	\$1 00
(h) Comprehensive written history with copies of relevant major documents - per half hour	\$30 00	\$28 00
(i) Preparation of documents for legal matters - per half hour	\$40 00	\$35 00
REGISTER OF LICENCE HOLDERS		
(a) Counter inspection of the Register	\$20 00	\$17 50
(b) Printed permit history of a builder	\$30 00	\$25 00

	This Year \$	Last Year \$
CONSULTANCY SERVICES		
Structural Engineering, Mechanical Engineering, Building Surveying, Miscellaneous, Unit Titles Assessment		
(a) residential building work - per hour	\$70 00 (minimum \$65)	\$65 00 (minimum \$65)
(b) commercial building work - per hour	\$100 00 (minimum \$90)	\$90.00 (minimum \$90)
SALE OF TECHNICAL INFORMATION		
(a) Building Code	RRP	RRP
(b) Amendments to Building Code	RRP	RRP
(c) Building Act	\$25 00	\$22.00
(d) Building Notes (set in binder)	\$15 00	\$10 00
(e) Building Notes (single page)	\$1 00	\$0 00
(f) Standards Bulletin - per copy	\$2 00	\$1 00
BUILDING STATISTICS PER YEAR		
(a) Permit holders (weekly listing)	\$350 00	\$340 00
(b) Numerical report (monthly/quarterly/annually)	\$115 00	\$110 00
(c) Numerical and graphical reports	\$360 00	\$340 00

This Year
\$

Last Year
\$

PLAN AMENDMENTS - REFUNDS

If the area 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

\$40 00

\$35 00

(b) The refund for commercial work "may" be all fees in excess of

\$80 00

\$70 00