

**AUSTRALIAN CAPITAL TERRITORY**

**BUILDING ACT 1972**

**DETERMINATION OF FEES 1992**

**NO 102 OF 1992**

**EXPLANATORY STATEMENT**

This instrument revokes the previous fees determination under the Building Act, namely:-

Determination notice dated 27 July 1990 and published in Australian Capital Territory Gazette S56 of 1 August 1990.

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 and the use of unleased territorial land. The rates are listed below with the existing rates at the right.

Description	Revised Charge \$	Previous Charge \$
<b>Builder's Licences</b>		
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	110.00
- applicants not holding such qualifications	275.00	265.00
- upgrade (including endorsements all classes) (Non refundable)	115.00	110.00
- 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	160.00
Licence fee (all classes) For periods up to 12 months	248.00	240.00

Description	Revised Charge \$	Previous Charge \$
-------------	----------------------	-----------------------

Extension from 1 year up to 3 years per month	21.00	15.00
2 years	430.00	420.00
3 years	620.00	600.00

**Owner-builder licence fee**

Establishment/assessment and interview if required under subsection 39(1)(b) of the Building Act		
- applicant meeting eligibility requirements	120.00	54.00
- other applicants	120.00	85.00
lodgement withdrawal fee (before final assessment)	50% of fee	50% of fee

**New residences, units and townhouses**

0 to 50000	200	
	plus 0.4% of cost over 10000	
50000 to 100000	360.00	
	plus 0.68% of cost over 50000	
More than 100000	700.00	
	plus 0.48% of cost over 100000	

**Application for approval for plans and specifications submitted after 30 June 1992 and permit fees**

**Residential**

New residence (including units erection and townhouses)		
- 110,000 or less	55.00	100.00
	or 0.3%	or 0.3%
- Whichever cost is greater more than 110,000	330.00	330.00
	Plus 0.2% of amount by which cost exceeds 110,000	

Garage, carport or other structure not attached to or forming part of a residential building, Residential alterations and additions alteration, or construction of a fence, retaining wall,

mast, antenna or aerial, advertising notice or sign		
- 11,000 or less	55.00	

Description	Revised Charge \$	Previous Charge \$
- 11,000 - 110,000	55.00	
Plus 0.5% of amount by which costs exceed 11,000		
- Under 110,000		100.00
Plus 0.5% of amount by which costs exceed 11,000		
- 110,000 and over	550.00	595.00
Plus 0.3% of amount by which cost exceeds 110,000		
Swimming pools and associated fences, gates, decks and concourses		
- 21,000 or less	55.00	
Plus 0.8% of amount by which costs exceed 5,000		
- 21,000 or more	abolished	
Plus 0.5% of amount by which costs exceed 21,000		
- Under 5,000		50.00
- 5,000-19,999		100.00
- 20,000 or more		120.00
0 to 50000		200.00 plus 0.4% of cost over 10000
50000 to 100000		360.00 plus 0.68% of cost over 50000
More than 100000		700.00 plus 0.48% of cost over 100000
Existing unapproved residential work	abolished	
Fast track approval (priority) 6 working days	abolished	
Fee for application for extension of period of currency of approved plans		
Residential		
10% of original fee		
Minimum	46.00	45.00
Commercial Building Work		
- 10,000 or less	120.00	100.00

Description	Revised Charge \$	Previous Charge \$
- 10,000 - 75,000 Plus 0.6% of amount by which cost exceeds 10,000	120.00	100.00
- 75,000 - 320,000 Plus 0.24% of amount by which the cost exceeds 75,000	510.00	425.00
- 320,000 - 1,300,000 Plus 0.12% of amount by which the cost exceeds 320,000	1098.00	915.00
- 1,300,000 or more Plus 0.06% of the amount by which the cost exceeds 1,300,000.	2274.00	1,895.00
<b>New Commercial work in existing approved buildings</b>		
- 5,000 or less	120.00	100.00
- 5,000 - 75,000 Plus 0.9% of the amount by which the cost exceeds 5,000	120.00	100.00
- 75,000 - 320,000 Plus 0.48% of the amount by which the cost exceeds 75,000	750.00	625.00
- 320,000 - 1,300,000 Plus 0.24% of the amount by which the cost exceeds 320,000	1926.00	1605.00
- 1,300,000 or more Plus 0.12% of the amount by which the cost exceeds 1,300,000	4278.00	3565.00
<b>Application for existing unapproved commercial work 1.6 times the normal rate</b>		
<b>Fee for application for extension of period of currency of approved plan</b>		
<b>Commercial</b>		
10% of original fee Minimum per application of	87.00	85.00
<b>"On Site" approval by inspection</b>		
staff of minor amendments Per half hour	36.00	35.00
Minimum	36.00	35.00
<b>Amendments</b>		
<b>If cost of building work is increased</b>		

Description	Revised Charge \$	Previous Charge \$
Residential minimum	41.00	40.00
Commercial minimum	62.00	60.00
Plus difference between fees calculated and rates noted previously		
<b>Amendments where plans have been approved</b>		
Amendment that does not involve examination of plan and does not alter value of work for ascertaining structural sufficiency and stability of remainder of building		
- Residential	41.00	40.00
- Commercial	62.00	60.00
Amendments that require examination of plans etc for ascertaining structural sufficiency and stability in remainder of building .		
- Residential	41.00	40.00
- Commercial		
first amendment	43.00	42.00
each additional amendment in the one lodgement	27.00	26.00
<b>Modifications to the Building Code of Australia</b>		
Application & assessment fee for each modification		
- Residential	62.00	60.00
- Commercial	155.00	150.00
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	60.00
- Commercial per application	220.00	150.00
<b>Renewals of Certificate of Accreditation</b>		

Description	Revised Charge \$	Previous Charge \$
Residential per application	100.00	30.00
Commercial per application	100.00	75.00
<b>Permits and Inspections</b>		
<b>Commercial Building Permits</b>		
including new work in existing approved building		
- 10,000 or less	120.00	100.00
- 10,000 - 75,000	120.00	100.00
Plus 0.6% of amount by which costs exceed 10,000		
- 75,000 - 320,000	510.00	425.00
Plus 0.24% of amount by which cost exceeds 75,000		
- 320,000 - 1,300,000	1098.00	915.00
Plus 0.12% of amount by which cost exceeds 320,000		
- More than 1,300,000	2274.00	1,895.00
Plus 0.06% of amount by which costs exceeds 1,300,000		
Minimum fee for existing commercial building work for which no building permit fee had previously been granted or issued under the Building Act		
1.6 times the rates applying to new work		
Minimum	70.00	60.00
Assessment and notification of building work not requiring approval, including any statements		
Per half hour or part thereof	30.00	26.00
<b>Residential Building Permits (Permits applying to existing approvals prior to 30 June 1992)</b>		
New residences, units and townhouses		
- Less than 110,000	103.00	100.00
Plus 0.31% of amount by which cost exceeds 10,000		
- 110,000 or more	413.00	400.00
Plus 0.21% of amount by which cost exceeds 110,000		
<b>Owner-builder surcharge</b>		
As for licenced builder's fees		
Plus for each standard inspection required, payable at time of issue of permit		
	41.00	40.00

Description	Revised Charge \$	Previous Charge \$
Minimum	77.00	75.00
Not to exceed twice licensed builder's fees		
Garages, carports alterations and additions, fence, retaining wall, mast, antenna		
- Up to 110,000 Plus 0.62% of the amount by which costs exceed 10,000	103.00	100.00
- 110,000 and over Plus 0.31% of the amount by which costs exceed 110,000	723.00	700.00
Owner-builder surcharge As for licenced builder's fees plus for each standard inspection required, payable at time of issue	41.00	40.00
Minimum	77.00	75.00
Not to exceed twice licensed builder's fees		
Swimming pools and associated fences, gates, decks and concourses		
- Less than 5,000.00	62.00	60.00
- 5,000 - 19,999	103.00	100.00
- 20,000 or more	155.00	150.00
Fee for permit to cover existing		
Building Work (unapproved) 1.6 times the normal fees Minimum	57.00	55.00
Extension of building permits - For the first 6 months	41.00	40.00
- Plus per 3 months or part thereof	41.00	40.00
Building Inspection Surcharges		
Failed inspection and re-book	51.00	50.00
Booked inspection - not ready	31.00	30.00
Booked inspection - access not available	31.00	30.00
Booked inspection - cancelled on day of inspection	31.00	25.00

Description	Revised Charge \$	Previous Charge \$
Surcharge for inspections requested to be done out of normal working hours	103.00	100.00
Partial, inspection of stage:		
- Residential	41.00	40.00
- Commercial		
The initial inspection each step included in permit		
Per half hour	31.00	30.00
Minimum	62.00	60.00
Stop Notice - building permit required under section 46		
Residential	41.00	40.00
Commercial	82.00	80.00
Certificate of Occupancy		
"Partial occupancy" inspection and issue of certificate		
- Residential	56.00	55.00
- Commercial		
Per half hour	31.00	30.00
Minimum	82.00	80.00
Search of Building Files		
File retrieval - written request for specific documents undertaken by Building Controller		
First document	15.00	
First 2 documents		15.00
Subsequent document	5.00	5.00
File retrieval		
- telephone request (surcharge on all other fees)	10.00	10.00
Certified copy of document (surcharge on all other fees)		
First document	15.00	
First 2 documents		15.00
Subsequent document	5.00	5.00
File retrieval and personal search by lessee or authorised other or owner	15.00	15.00



Description	Revised Charge \$	Previous Charge \$
File retrieval and staff assisted search	21.00	21.00
File retrieval and search and written statement signed by Building Controller	35.00	35.00
Multiple file and large project surcharge per half hour or part thereof	25.00	20.00
File transit from normal holding office surcharge per file	abolished	10.00
Files held over 7 days per file	abolished	10.00
Fee for photocopying (plans and drawings from building files and multiple copies of originals)		
- Plans up to A2 size per sheet	5.00	5.00
- Plans over A2 size per sheet	7.00	7.00
- Other documents per sheet	1.00	1.00
Comprehensive written history with copies of relevant major documents	25.00	
Per half hour		20.00
Administrative charge to prepare documents for legal matters per half hour	30.00	25.00
<b>Consultancy Services</b>		
- Structural Engineering		
- Mechanical Engineering		
- Building Surveying		
- Miscellaneous		
- Unit Title Assessment		
Residential per hour	60.00	60.00
Minimum	60.00	60.00
Commercial per hour	120.00	120.00
Minimum	120.00	120.00
<b>Standards</b>		
<b>Technical Information (sale of printed material)</b>		
- Building Code of Australia	RRP	RRP
- Amendments to Building Code of Australia	RRP	RRP

Description	Revised Charge \$	Previous Charge \$
- Building Act	RRP	20.00
- Building Notes (set in binder)	10.00	10.00
- Building Notes (single page)	Nil	Nil
- Standards Bulletin per copy	1.00	1.00

#### Building Statistics per year

- Permit Holders (weekly listing)	310.00	300.00
- Numerical report (monthly/quarterly/annually)	103.00	100.00
- Numerical & Graphical reports	310.00	300.00

#### Training and Development Seminars

Preparation and conducting of seminars on all Building Control related topics Group contact time only per hour	abolished	100.00
---	-----------	--------

Plus associated costs of material  
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 application fees in excess of	32.00	32.00
- commercial; it "may" be all application fees in excess of	63.00	63.00

#### Unleased Territorial Land

The fees for the use of unleased Territorial land, subject to a Licence Agreement, will be paid in advance:

- Within the major commercial areas of the ACT		
Per square metre per week	2.10	2.00
- Other Commercial Sites within the ACT		
Per square metre per week	1.05	1.00
Residential sites		
Per quarter	21.00	20.00

Description

Revised  
Charge  
\$

Previous  
Charge  
\$

- Fees for the use of air space over unleased Territorial land 1/2 the rate noted for unleased land