

**AUSTRALIAN CAPITAL TERRITORY  
BUILDING ACT 1972  
REVOCATION AND DETERMINATION OF FEES**

**EXPLANATORY STATEMENT**

**Instrument No. 162 of 1998**

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

As a result of changes in Government Policy, a consolidated building application fee has been set up under the Building Act 1972. The fee includes components for any hydraulic work and electrical work related to work on a building that requires approval and for approval of external design and siting when required and not already given.

**Section 36 – Additional inspection charges**

A new fee has been introduced that imposes a minimum fee for out of hours inspections on Sundays and/or Public Holidays as the current fee of \$175 does not fully cover the overtime salary rates applicable. The new rate will be \$250 plus \$61 for each hour in excess of four hours. The change is in line with the Office of Financial Management guidelines in relation to cost recovery.

All remaining fees have increased as a result of CPI adjustments in accordance with Government policy.

<b>Description of matter in respect of which fee is payable</b>	<b>3 July 1997 \$</b>	<b>1 July 1998 \$</b>
<b>Assessment and examination fee - builder's licences</b>		
(a) Where an applicant is not the holder of a builder's licence, an 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) and for renewal of an expired licence -		
(i) if the applicant is a company or 2 or more persons carrying on a business	204	208
(ii) if the applicant is an individual	142	145

Description of matter in respect of which fee is payable	3 July 1997 \$	1 July 1998 \$
(b) Application for a new licence within 60 days of the date of expiry of another licence of the same kind	62	64

#### Licence fees - builders

(a) Where the period of the licence is for -

(i) 1 year or less	305	311
(ii) an extension up to 3 years of a licence valid for 1 year or less - per month	32	33
(iii) 2 years	530	540
(iv) 3 years	765	780

#### Building Applications (BA)

(a) Commercial and Residential Building Work	See attached schedule	See attached schedule
(b) Application for the Amendment of Plans		
(i) Where an amendment does not involve the examination of the plans and does not alter the cost of work done, to ascertain the structural sufficiency, stability and safety of the building:-		
(A) residential building work	52	53
(B) commercial building work	82	84
(ii) Where the amendment involves re-examination of the plans and there is an increase in the cost of the work: -		
(A) residential building work	52	53
(B) commercial building work	82	84

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

<b>Description of matter in respect of which fee is payable</b>	<b>3 July 1997 \$</b>	<b>1 July 1998 \$</b>
(c) Where the amendment involves the re-examination of the plans, but there is no increase in the cost of the work		
(i) residential building work	52	53
(ii) commercial building work:		
(A) first amended plan	52	53
(B) each additional plan in the one lodgement	42	43

**Approval of 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	78	80
(ii) commercial building work	178	182
in addition to any other fee that is payable		

**Certification that general plans comply with the Building Code**

(a) Issuing of certificate 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	255	260
(ii) commercial building work	255	260
(b) Renewal of certificate		
(i) residential building work	117	120

<b>Description of matter in respect of which fee is payable</b>	<b>3 July 1997 \$</b>	<b>1 July 1998 \$</b>
(ii) commercial building work	117	120
<b>Administrative arrangements</b>		
<b>Additional inspection charges</b>		
(a) Failed inspection	62	64
(b) Inspection booked by licensee or permit holder - not ready	62	64
(c) Inspection booked by licensee or permit holder - access not available	62	64
(d) Inspections performed outside normal working hours	175 minimum	179 minimum
	plus 51 per hour for each hour in excess of 4 hours	plus 52 per hour for each hour in excess of 4 hours
(e) Out of hours inspections (Sundays and Public Holidays)	No previous fee	250 minimum
	No previous fee	plus 61 per hour for each hour in excess of 4 hours
<b>Stop notices</b>		
(a) Approval of resumption of work after the issue of a Stop Work notice	62	64
<b>Application for extension of period of currency of approved plans</b>		
(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	10% of original fee (minimum per application

<b>Description of matter in respect of which fee is payable</b>	<b>3 July 1997 \$</b>	<b>1 July 1998 \$</b>
	\$50)	\$50)
<b>Owner-builder assessment</b>		
(a) All applicants	145	148
<b>Extension of building permits</b>		
(a) First six months	52	53
(b) Subsequent three months	56	58
(c) Subsequent month or part thereof	26	27
<b>System licences</b>		
(a) Application for a System Licence	220	224
(b) Renewal of a System Licence	220	224
(c) Transfer of a System Licence	62	64

Building application fee		Fee reductions for non-inclusions		
		Design & Siting	Hydraulics	Electrical
Where the cost of the building work is-				
\$0 to \$1,500	\$120.00	Less \$75.00 where Design and Siting approval is not required	Nil	Nil
\$1,501 to \$5,000	\$120.00 plus 1.755% of the amount in excess of \$1,500.00	Less \$75.00 plus 0.183% of the amount in excess of \$1,500 where Design and Siting approval is not required	Nil	Nil
\$5,001 to \$20,000	\$181.43 plus 1.5% of the amount in excess of \$5,000	Less \$81.40 plus 0.188% of the amount in excess of \$5,000 where Design and Siting approval is not required	Less 0.3% of the amount in excess of \$5,000 where the work does not include hydraulic works	Less 0.194% of the amount in excess of \$5,000 where the work does not include electrical works
\$20,001 to \$100,000	\$406.43 plus 1.5% of the amount in excess of \$20,000	Less \$109.60 plus 0.188% of the amount in excess of \$20,000 where Design and Siting approval is not required	Less \$45.00 plus 0.3% of the amount in excess of \$20,000 where the work does not include hydraulic works	Less \$29.10 plus 0.194% of the amount in excess of \$20,000 where the work does not include electrical works
\$100,001 to \$150,000	\$1,606.43 plus 1.5% of the amount in excess of \$100,000	Less \$260.00 plus 0.15% of the amount in excess of \$100,000 where Design and Siting approval is not required	Less \$285.00 plus 0.05% of the amount in excess of \$100,000 where the work does not require hydraulic works	Less \$184.30 plus 0.075% of the amount in excess of \$100,000 where the work does not require electrical works
\$150,001 to \$250,000	\$2,356.43 plus 1.25% of the amount in excess of \$150,000	Less \$355.00 plus 0.15% of the amount in excess of \$150,000 where Design and Siting approval is not required	Less \$310.00 plus 0.05% of the amount in excess of \$150,000 where the work does not require hydraulic works	Less \$221.80 plus 0.075% of the amount in excess of \$150,000 where the work does not require electrical works

Building application fee		Fee reductions for non-inclusions		
		Design & Siting	Hydraulics	Electrical
Where the cost of the building work is-				
\$250,001 to \$500,000	\$3,606.43 plus 1.0% of the amount in excess of \$250,000	Less \$485.00 plus 0.15% of the amount in excess of \$250,000 where Design and Siting approval is not required	Less \$360.00 plus 0.02% of the amount in excess of \$250,000 where the work does not require hydraulic works	Less \$296.80 plus 0.02% of the amount in excess of \$250,000 where the work does not require electrical works
\$500,001 to \$1,000,000	\$6,106.43 plus 0.75% of the amount in excess of \$500,000	Less \$860.00 plus 0.12% of the amount in excess of \$500,000 where Design and Siting approval is not required	Less \$410.00 plus 0.02% of the amount in excess of \$500,000 where the work does not require hydraulic works	Less \$346.80 plus 0.02% of the amount in excess of \$500,000 where the work does not require electrical works
\$1,000,001 to \$10,000,000	\$9,856.43 plus 0.5% of the amount in excess of \$1,000,000	Less \$1,460.00 plus 0.075% of the amount in excess of \$1,000,000 where Design and Siting approval is not required	Less \$510.00 plus 0.02% of the amount in excess of \$1,000,000 where the work does not require hydraulic works	Less \$446.80 plus 0.02% of the amount in excess of \$1,000,000 where the work does not require electrical works
more than \$10,000,000	\$54,826.43 plus 0.25% of the amount in excess of \$10,000,000	Less \$8,180.00 plus 0.05% of the amount in excess of \$10,000,000 where Design and Siting approval is not required	Less \$2,310.00 plus 0.02% of the amount in excess of \$10,000,000 where the work does not require hydraulic works	Less \$2,246.80 plus 0.02% of the amount in excess of \$10,000,000 where the work does not require electrical works

## Building Application Fees as at 1 July 1998.

Building application fee		Fee reductions for non-inclusions		
		Design & Siting	Hydraulics	Electrical
Where the cost of the building work is-				
\$0 to \$1,500	\$120.00	Less \$75.00 where Design and Siting approval is not required	Nil	Nil
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