

AUSTRALIAN CAPITAL TERRITORY

BUILDING ACT 1972

DETERMINATION OF FEES

NO. 48 OF 1995

EXPLANATORY STATEMENT

This instrument revokes Determination of Fees Notice No 81 published in the Australian Capital Territory Gazette No S129 of 30 June 1994.

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.

A single fee for Plan Approval and Permit Issue has been introduced. However, the basis for the fees and charges specifically related to this area have been reviewed. Previously fees and charges related to the cost of the proposed building work. The basis for determining fees will now relate directly to the area of the construction, or the linear measure of the work where the area is not affected. It also introduces a flat fee of \$50.00 for the issue of separate building permits.

Provision is made for fees to be levied when an order to stop work is issued. This charge was omitted from the 1994/1995 schedule. The rates are listed below with the new fees shown in brackets.

Matter in respect of which fees are payable

Description	(1995/96) \$	Fee Payable 1994/95 \$
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BUILDER 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	(135.00)	129.00
- applicants not holding such qualifications	(320.00)	309.00
- upgrade, including endorsements all classes (non-refundable)	(140.00)	134.00
- lodgement withdrawal fee before final assessment examination	(50% of fee)	50% of fee
- new corporate and partnership licences' assessment and examination fee (non-refundable)	(190.00)	186.00

LICENCE FEES (all classes)

- for periods up to 12 months	(285.00)	278.00
- extension up to 3 years (per month)	(25.00)	24.00
- 2 years	(500.00)	484.00
- 3 years	(720.00)	700.00

OWNER-BUILDER LICENCE FEES

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

- all applicants	(140.00)	134.00
- lodgement withdrawal fee (before final assessment)	(50% of fee)	50% of fee

APPLICATION FOR APPROVAL OF PLANS AND SPECIFICATIONS SUBMITTED AFTER 30 JUNE 1995

NEW RESIDENCES, UNITS AND TOWNHOUSES

- 0 to 50,000	212.00 plus 0.42% of cost over 10,000
- 50,001 to 100,000	381.00 plus 0.71% of cost over 50,000
- more than 100,000	743.00 plus 0.50% of cost over 100,000

NEW RESIDENCES, UNITS AND TOWNHOUSES SUBMITTED AFTER 30 JUNE 1995

(220.00
plus \$4.00
per square
metre, or
part thereof,
of total area,
per floor
under roofline)

COMMERCIAL BUILDING WORK

- 0 - 75,000	128.00 plus 0.62% of cost over 10,000
- 75,001 - 320,000	541.00 plus 0.26% of cost over 75,000
- 320,001 - 1,300,000	1,164.00 plus 0.124% of cost over 320,000

- more than 1,300,000

2,412.00
plus 0.063%
of cost over
1,300,000

(220.00
plus \$4.00
per square
metre, or
part thereof,
of total
floor area)

**NEW COMMERCIAL WORK IN EXISTING
APPROVED BUILDINGS**

- 0 - 75,000

128.00
plus 0.94%
of cost over
5,000

- 75,001 - 320,000 796.00
plus 0.51%
of cost over
75,000
 - 320,001 - 1,300,000 2,043.00
plus 0.26%
of cost over
320,000
 - more than 1,300,000 4,542.00
plus 0.124%
of cost over
1,300,000
- (220.00
plus \$4.00
per linear
metre, or
part thereof,
of work
"minimum fee
220.00")
- residential building work (110.00
- garages, carports, plus \$4.00
ornamental ponds, masts, per square
antennae, advertising metre, or
devices, notices, signs, part thereof,
alterations or additions of total floor
to buildings - where the area per floor
area of the building under roofline
is increased "minimum fee
200.00")

INSTALLATION OF SOLID FUEL APPLIANCES

Application for the approval of plans and specifications, where the cost of the building work is:

- Up to \$11,000 55.00
- \$11,001 and over 55.00
plus 0.5% of
the cost
over 11,000

Application for the approval of plans and specifications and issue of building permit (60.00)

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

- Residential - 10% of original fee
. minimum per application (50.00) 48.00
- Commercial - 10% of original fee
. minimum per application (100.00) 93.00

~~AMENDMENTS~~

If the cost of building work is increased

- Residential minimum 43.00
- Commercial minimum 66.00

If the area of building work is increased

- Residential minimum (45.00)
- Commercial minimum (70.00)

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 43.00
- Commercial 66.00

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

- Residential (45.00)
- Commercial (70.00)

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

- Residential	(45.00)	43.00
- Commercial		
. first amendment	(47.00)	45.00
. each additional amendment in the one lodgement	(30.00)	29.00

**SYSTEM
LICENCES**

- Application for a system licence Section 42C(2)d	(205.00)	200.00
- Renewal of a system licence Section 42F(2)c	(205.00)	200.00
- Transfer of a system licence Section 42G(2)d	(52.00)	50.00

PERMITS

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

- 0 - 75,000	128.00 plus 0.62% of cost over 10,000
- 75,001 - 320,000	541.00 plus 0.26% of cost over 75,000
- 320,001 - 1,300,000	1,164.00 plus 0.124 of cost over 320,000
- more than 1,300,000	2,412.00 plus 0.063% of cost over 1,300,000

Where the application for a building permit is not submitted with plans	(50.00)
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for approval

**RESIDENTIAL BUILDING PERMITS (PERMITS APPLYING TO
EXISTING APPROVALS PRIOR TO 30 JUNE 1994)**

**NEW RESIDENCES, UNITS AND
TOWNHOUSES**

- less than 110,000		109.00 plus 0.33% of cost over 10,000
- more than 110,000		438.00 plus 0.23% of cost over 110,000

Where the application for
a building permit is not
submitted with plans
for approval (50.00)

EXTENSION OF BUILDING PERMITS

. first 6 months	(45.00)	43.00
. plus subsequent 3 months or part thereof	(45.00)	43.00
Each subsequent month or part thereof	(25.00)	Nil

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	(2.40)	2.30
. other commercial sites - per week per square metre	(1.20)	1.15
- Residential (per quarter)	(23.00)	22.30
- Fees for the use of air space over unleased land -		1/2 the rate noted for unleased land

**MODIFICATIONS TO THE BUILDING
ACT 1989**

**APPLICATION AND ASSESSMENT
FEE FOR EACH MODIFICATION**

- Residential	(70.00)	66.00
- Commercial	(170.00)	165.00

**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	(240.00)	234.00
- Commercial per application	(240.00)	234.00

RENEWALS OF CERTIFICATE OF ACCREDITATION

- Residential per application	(110.00)	106.00
- Commercial per application	(110.00)	106.00

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

- Residential	(62.00)	60.00
- Commercial		
. per half hour	(45.00)	33.00
. minimum	(100.00)	87.00

**INSPECTION
SURCHARGES**

- Failed inspection and re-book	(57.00)	55.00
- Booked inspection - not ready	(35.00)	33.00
- Booked inspection - access not available	(35.00)	33.00
- Surcharge for inspections requested to be done out of normal working hours	(115.00)	109.00
- Partial inspection of stage residential building work	(45.00)	43.00
commercial building work with the initial inspection of each step included in Permit	(70.00 or 35.00 per half hour, whichever is the greater)	66.00 or 33.00 per half hour, whichever is the greater
- Failed inspection that requires the issue of a Stop Notice		
first Stop Notice	(70.00)	Nil
second and subsequent Stop Notices relating to matters that required the issue of the first Stop Notice	(200.00)	Nil

SEARCH OF BUILDING FILES

- File retrieval - written request for specific documents undertaken by Building Controller		
. first 2 documents	(17.00)	16.00
. subsequent document	(6.00)	5.30
- File retrieval - telephone request (surcharge on all other fees)	(11.00)	10.60
- Certified copy document (surcharge on all other fees)	(17.00)	16.00
. first 2 documents	(17.00)	16.00
. subsequent document	(6.00)	5.30
- File retrieval and search by lessee or authorised person	(17.00)	16.00
- File retrieval and staff- assisted search	(23.00)	22.30

- File retrieval and search and written statement signed by Building Controller	(40.00)	37.00
- Multiple-file and large-project surcharge per half-hour or part thereof	(27.50)	26.50
- Fee for photocopying (plans and drawings from building files and multiple copies of originals)		
. plans up to A2 size per sheet	(5.50)	5.30
. plans over A2 size per sheet	(7.50)	7.40
. other documents per sheet	(1.00)	1.00
- Comprehensive written history with copies of relevant major documents - per half hour	(28.00)	26.50
- Administrative charge to prepare documents for legal matters - per half hour	(35.00)	32.00

REGISTRY OFFICERS

Counter inspection of Register	(17.50)	17.00
Printed permit history of a builder	(25.00)	24.00

CONSULTANCY SERVICES

- Structural Engineering		
- Mechanical engineering		
- Building Surveying		
- Miscellaneous		
- Unit Title Assessment		
. Residential per hour (minimum)	(65.00)	62.00
. Commercial per hour (minimum)	(90.00)	83.00

STANDARDS

SALE OF TECHNICAL INFORMATION

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

- Building Act	(22.00)	21.00
- 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)	(340.00)	330.00
- Numerical report (monthly/quarterly/annually)	(110.00)	109.00
- Numerical and graphical reports	(340.00)	330.00

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	(35.00)	34.00
- Commercial; it "may" be all fees in excess of	(70.00)	67.00