

AUSTRALIAN CAPITAL TERRITORY

BUILDING ACT 1972

REVOCATION AND DETERMINATION OF FEES

EXPLANATORY STATEMENT

DETERMINATION NO. 226 OF 1997

This Determination made under Section 65 of the Building Act 1972 (the Act), revokes the provisions of Determination of Fees No 156 notified in Gazette No S208 on 3 July 1997 that relate to the fee payable under sections 33, 34 and 35 of the Act, and determines the fees for the purposes of sections 33, 34 and 35 of the Act

The effect of the amendment of the determination are one change to the fees for the purposes of sections 33, 34 and 35. The change is

**Sections 33, 34 and 35 - Building Application for Residential and Commercial Building Work within Local Centre**

The introduction of this fee is part of the Government's implementation of "Striking a Balance: A Retail Policy for Canberra - The next Generation" which offers a number of incentives for the full development of Local Centres where the centre is not viable and not considered a priority to retain. One of the incentives is the waiving of Building Application fees for redevelopment proposals within a Local Centre. 'Local Centre' is defined as land designated by the Territory Plan as Local Centre (Commercial 'D'). A redevelopment application can take advantage of the waiving of Building Application fees if the applicant can meet the criteria identified under the Change of Use Charge regulation 13A of the Land (Planning and Environment) Regulations

All other fees remain the same as those gazetted on 3 July 1997

**AUSTRALIAN CAPITAL TERRITORY**

**BUILDING ACT 1972**

**REVOCATION AND DETERMINATION OF FEES**

**EXPLANATORY STATEMENT**

**DETERMINATION NO. 226 OF 1997**

This Determination made under Section 65 of the Building Act 1972 (the Act), revokes the provisions of Determination of Fees No 156 notified in Gazette No S208 on 3 July 1997 that relate to the fee payable under sections 33, 34 and 35 of the Act, and determines the fees for the purposes of sections 33, 34 and 35 of the Act.

The effect of the amendment of the determination are one change to the fees for the purposes of sections 33, 34 and 35. The change is:

**Sections 33, 34 and 35 - Building Application for Residential and Commercial Building Work within Local Centre**

The introduction of this fee is part of the Government's implementation of "Striking a Balance A Retail Policy for Canberra - The next Generation" which offers a number of incentives for the full development of Local Centres where the centre is not viable and not considered a priority to retain. One of the incentives is the waiving of Building Application fees for redevelopment proposals within a Local Centre. 'Local Centre' is defined as land designated by the Territory Plan as Local Centre (Commercial 'D'). A redevelopment application can take advantage of the waiving of Building Application fees if the applicant can meet the criteria identified under the Change of Use Charge regulation 13A of the Land (Planning and Environment) Regulations

All other fees remain the same as those gazetted on 3 July 1997

Description of matter in respect of which fee is payable	3 July 1997 \$	29 August 1997 \$
<b>Building Applications (BA)</b>		
(a) Commercial and Residential Building Work	See attached schedule	See attached schedule
(1) Building Application for Commercial and Residential Building Work within a Local Centre		
Building Application for Commercial and Residential building work within a Local Centre as defined by the Territory Plan as Local Centre (Commercial 'D'), and there is in respect of that development a declaration under Regulation 13A of the <i>Land (Planning and Environment) Regulations</i>	No previous fee	Nil
(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	52
(B) commercial building work	85	85
(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	52
(B) commercial building work	82	82
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		
(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	52

<b>Description of matter in respect of which fee is payable</b>	<b>3 July 1997</b> \$	<b>29 August 1997</b> \$
(ii) commercial building work		
(A) first amended plan	52	52
(B) each additional plan in the one lodgement	42	42
<b>Approval of plans or amendments that depart from the Building Code</b>		
(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	78
(ii) commercial building work	178	178
in addition to any other fee that is payable		
<b>Certification that general plans comply with the Building Code</b>		
(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	255
(ii) commercial building work	255	255
(b) Renewal of certificate		
(i) residential building work	117	117
(ii) commercial building work	117	117

## FEES AS AT 3 JULY 1997

### 1 BUILDING APPLICATIONS (BA's)

The fees in this part of the Schedule are calculated relative to the cost of the work being submitted for approval (That is the contract price or if there is no signed contract, the cost of the proposed building work as determined in accordance with the *Building Act 1972*)

#### COMMERCIAL AND RESIDENTIAL BUILDING WORK

- 1 The fees incorporate the assessment of building, electrical and plumbing components (and Design and Siting component for single residential work) when applicable

	Building Application Fee	Fee Reductions for non-inclusions		
		Design & Siting	Hydraulics	Electrical
Where the cost of the building work is -				
(i) \$0 to \$1,500	\$120 00	Less \$75 00 if Design and Siting approval is not required	Nil	Nil

	Building Application Fee	Fee Reductions for non-inclusions		
		Design & Siting	Hydraulics	Electrical
(ii) \$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 if Design and Siting approval is not required	Nil	Nil
(iii) \$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 if Design and Siting approval is not required	Less 0 3% of the amount in excess of \$5,000 00 where the work does not include hydraulic works	Less 0 194% of the amount in excess of \$5,000 00 where the work does not include electrical works
(iv) \$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 if Design and Siting approval is not required	Less \$45 00 plus 0 3% of the amount in excess of \$20,000 00 where the work does not include hydraulic works	Less \$29 10 plus 0 194% of the amount in excess of \$20,000 00 where the work does not include electrical works
(v) \$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 if 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

	Building Application Fee	Fee Reductions for non-inclusions		
		Design & Siting	Hydraulics	Electrical
(viii) \$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 if 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
(ix) more than \$10,000,000	\$54,856 43 plus 0 25% of the amount in excess of \$10,000,000	Less \$8,210 00 plus 0 05% of the amount in excess of \$10,000,000 if Design and Siting approval is not required	Less \$2310 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 Fee	Fee Reductions for non-inclusions		
		Design & Siting	Hydraulics	Electrical
(vi) \$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 if 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
(vi) \$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 if 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
(vii) \$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 if 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



	Building Application Fee	Fee Reductions for non-inclusions		
		Design & Siting	Hydraulics	Electrical
(vi) \$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 if 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
(vi) \$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 if 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
(vii) \$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 if 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

	Building Application Fee	Fee Reductions for non-inclusions		
		Design & Siting	Hydraulics	Electrical
(viii) \$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 if 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
(ix) more than \$10,000,000	\$54,856 43 plus 0 25% of the amount in excess of \$10,000,000	Less \$8,210 00 plus 0 05% of the amount in excess of \$10,000,000 if Design and Siting approval is not required	Less \$2310 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