

Australian Capital Territory

# Building (Cost of Building Work) Declaration 2004 (No 2)

**Notifiable Instrument NI 2004—455**

made under the

*Building Regulations 2004, Regulation 10 (1) (a)*

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1. I revoke NI2004-330 dated 26 August 2004.
2. I declare that, subject to the following conditions, the attached schedule must be used under Regulation 10 (1) (a) of the *Building Regulations 2004* to calculate the estimated cost of the building work required as a part of an application for building approval under Section 26 (3) of the *Building Act 2004*.
3. In cases where an element of the building work does not fit within any category within this document, the cost of building work specified in a written contract, less Goods and Services Tax (GST), may be used for that component of the calculation. If there is no written contract, the cost nett of GST and determined and certified by a cost estimator or quantity surveyor may be used to determine the value.
4. If the ACT Construction Occupations Registrar is not satisfied that the cost set by a written contract or determined by a cost estimator or quantity surveyor is fair and reasonable, the value is an amount agreed to by the ACT Construction Occupations Registrar and the applicant, or, if no agreement is reached, an amount that the ACT Construction Occupations Registrar determines to be fair and reasonable.
5. The rates given do not include an allowance for any GST payable. GST will be added to the value of work for class 1, 2 & 10 buildings for the purposes of calculating the building levy and other fees.
6. This instrument will commence immediately on notification.

Richard Johnston  
Registrar  
ACT Construction Occupations Registrar  
3 December 2004

*This is page 1 of the schedule to the declaration made by the Registrar under the Building Regulations 2004*

**BUILDING REGULATIONS 2004**  
**BUILDING WORK COST**  
**SCHEDULE**

<b>Classification (1)</b>	<b>Category (2)</b>	<b>Type (3)</b>	<b>\$ cost/m2 (4)</b>	
<b>RESIDENTIAL BUILDINGS</b>	<b>Houses</b>	Single detached dwelling (all types)	825.00	
	<b>Multi Unit</b>	Townhouses or Flats (all types)	935.00	
		Parking areas – under cover, concrete floor, columns, beams, line marking		
		Individual lockup garages etc.	500.00	
		<b>Additions and alterations to residential buildings</b>	Houses and Multi-unit (all types)	1,050.00
		<b>Swimming pools</b>	Concrete	25,000.00
			In-ground other (fibreglass vinyl etc)	16,000.00
			Above-ground (fibreglass vinyl etc)	9,000.00
		<b>Other BCA Class 10 Structures</b>	Metal garage, metal carport, pergola, deck, timber deck, verandah, etc	265.00
			Brick garage (detached from residence or a later addition under the same roofline)	560.00
	<b>Residential and Commercial</b>	Residential buildings	48.00	
<b>DEMOLITION WORK</b>		Commercial buildings	70.00	
<b>COMMERCIAL BUILDINGS</b>	<b>Educational/Institutional</b>	Community hall	670.00	
		Church – single storey	1,000.00	
		School – single storey	1,050.00	
		<b>Factories and Warehouses</b>	Single storey (including first floor offices)	550.00
			Service stations	1,200.00
		<b>Health</b>	Medical centre, neighbourhood type	1,400.00
			Hospital – private, 30 bed, single storey	2,023.00
			Hospital – private, 100 bed, two storey	2,235.00
		<b>Hotels/Motels/Clubs</b>	Motel, Hotel, Club up to 3 storeys	1,450.00
			Motel, Hotel more than 3 storeys	2,400.00
	<b>Offices</b>	Up to 3 storeys	1,140.00	
		4 to 8 storeys	1,320.00	
		Over 8 storeys	1,875.00	

This is page 3 of the schedule to the declaration made by the Registrar under the Building Regulations 2004

		Parking areas (underground with suspended floors includes sprinklers and lifts, etc)	740.00
	<b>Shops</b>	Shop awnings	350.00
		Single storey lockup	630.00
		Shopping Centre (suburban)	800.00
		Supermarket	890.00
		Department store	1,125.00
	<b>Fire Protection</b>	Thermal detector	15.00
		Smoke detector	10.00
		Sprinkler system	50.00
	<b>Mechanical Services (Air Conditioning)</b>	Shopping centres	235.00
		Offices	290.00
		Clubs	510.00
	<b>Commercial Additions and Alterations</b>	The value of building work is to be calculated using 1.06 times the cost per square metre value given for items herein <i>For example, alterations to a single storey warehouse = 1.06 x 550 = \$583 per m<sup>2</sup></i> The 6% increase in value allows for the cost of removal of existing work.	
	<b>Office Refurbishment</b>	Basic standard refurbishment, including partitioning, (no work to services)	290.00
		Refurbishment including partitioning, electrical, fire and mechanical services etc	660.00
	<b>Parking Areas</b>	Open, drained	90.00
		Undercover (includes concrete floor, sprinklers and lifts etc)	740.00