

Australian Capital Territory

Building (Cost of Building Work) Declaration 2006

Notifiable Instrument NI 2006—230

made under the

Building Regulation 2004, Section 10 (1) (a)

1. I revoke instrument - *Building (Cost of Building Work) Declaration 2004 (No 1) NI2004-330*.
2. I declare that, subject to the following conditions, the attached schedule must be used under Regulation 10 (1) (a) of the *Building Regulation 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 from 1 July 2006.

Craig Simmons
ACT Construction Occupations Registrar

21 June 2006

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

BUILDING REGULATION 2004
BUILDING WORK COST
SCHEDULE

Registrar's Initials _____

Classification (1)	Category (2)	Type (3)	\$ cost (4)
RESIDENTIAL BUILDINGS	Houses	Single detached dwelling (all types)	900.00/m ²
	Multi Unit	Townhouses or Flats (all types)	1000.00/m ²
		Parking areas – under cover, concrete floor, columns, beams, line marking	95.00/m ²
		Individual lockup garages etc.	550.00/m ²
	Additions and alterations to residential buildings	Houses and Multi-unit (all types)	1,150.00/m ²
	Swimming pools	Concrete	26,500.00/pool
		In-ground other (fibreglass vinyl etc)	17,000.00/pool
		Above-ground (fibreglass vinyl etc)	9,550.00/pool
	Other BCA Class 10 Structures	Metal garage, metal carport, pergola, deck, timber deck, verandah, etc	300.00/m ²
		Brick garage (detached from residence or a later addition under the same roofline)	600.00/m ²
DEMOLITION WORK	Residential and Commercial	Residential buildings	50.00/m ²
		Commercial buildings	75.00/m ²
COMMERCIAL BUILDINGS	Educational/Institutional	Community hall	700.00/m ²
		Church – single storey	1,050.00/m ²
		School – single storey	1,125.00/m ²
	Factories and Warehouses	Single storey (including first floor offices)	600.00/m ²
		Service stations	1,250.00/m ²
	Health	Medical centre, neighbourhood type	1,500.00/m ²
		Hospital – private, 30 bed, single storey	2,100.00/m ²
		Hospital – private, 100 bed, two storey	2,400.00/m ²
	Hotels/Motels/Clubs	Motel, Hotel, Club up to 3 storeys	1,550.00/m ²
		Motel, Hotel more than 3 storeys	2,550.00/m ²

Registrar's Initials _____

	Offices	Up to 3 storeys	1,200.00/m ²
		4 to 8 storeys	1,400.00/m ²
		Over 8 storeys	1,950.00/m ²
		Parking areas (underground with suspended floors includes sprinklers and lifts, etc)	800.00/m ²
	Shops	Shop awnings	375.00/m ²
		Single storey lockup	675.00/m ²
		Shopping Centre (suburban)	850.00/m ²
		Supermarket	950.00/m ²
		Department store	1,200.00/m ²
	Fire Protection	Thermal detector	16.00/m ²
		Smoke detector	11.00/m ²
		Sprinkler system	52.00/m ²
	Mechanical Services (Air Conditioning)	Shopping centres	250.00/m ²
		Offices	310.00/m ²
		Clubs	540.00/m ²
	Commercial Additions and Alterations	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 580 = \$615 per m²</i> The increase in value allows for the cost of removal of existing work.	
	Office Refurbishment	Basic standard refurbishment, including partitioning, (no work to services)	310.00/m ²
		Refurbishment including partitioning, electrical, fire and mechanical services etc	700.00/m ²
	Parking Areas	Open, not on-grade	95.00/m ²
		Undercover (includes concrete floor, sprinklers and lifts etc)	780.00/m ²

Registrar's Initials _____