

AUSTRALIAN CAPITAL TERRITORY

BUILDING ACT 1972

DETERMINATION OF FEES 1991

NO. 4 OF 1991

EXPLANATORY STATEMENT

This instrument revokes the previous fees determination under the Building Act, namely:-

Determination notice dated 27 July 1990 and published in Australian Capital Territory Gazette S56 of 1 August 1990.

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 and the use of unleased territorial land. The rates are listed below with the existing rates at the left.

Builder's 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	105.00	110.00
- applicants not holding such qualifications	250.00	265.00
- upgrade (including endorsements all classes) (Non refundable)	105.00	110.00
- lodgement withdrawal fee before final assessment examination	50% of fee	50% of fee
- new corporate and partnership licences assessment and examination fee (Non refundable)	150.00	160.00

Licence fee (all classes)

For periods up to 12 months	200.00	240.00
Extension from 1 year up to 3 years per month		15.00
2 years	375.00	420.00
3 years	550.00	600.00

Description	Previous Charge \$	Revised Charge \$
costs exceed 5,000		
- 21,000 or more	179.00	
Plus 0.5% of amount by which costs exceed 21,000		
- Under 5,000		50.00
- 5,000-19,999		100.00
- 20,000 or more		120.00
Existing unapproved residential work		
1.6 times the normal rate		
Fast track approval (priority)		
6 working days		
2.0 times the normal rate		
Fee for application for extension of period of currency of approved plans		
Residential		
10% of original fee		
Minimum	40.00	45.00
Commercial Building Work		
- 10,000 or less	80.00	100.00
- 10,000 - 75,000	80.00	100.00
Plus 0.5% of amount by which cost exceeds 10,000		
- 75,000 - 320,000	405.00	425.00
Plus 0.2% of amount by which the cost exceeds 75,000		
- 320,000 - 1,300,000	895.00	915.00
Plus 0.1% of amount by which the cost exceeds 320,000		
- 1,300,000 or more	1,875.00	1,895.00
Plus 0.05% of the amount by which the cost exceeds 1,300,000.		
New Commercial work in existing approved buildings		
- 5,000 or less	80.00	100.00
- 5,000 - 75,000	80.00	100.00
Plus 0.75% of the amount by which the cost exceeds 5,000		
- 75,000 - 320,000	605.50	625.00
Plus 0.4% of the amount by which the cost exceeds 75,000		
- 320,000 - 1,300,000	1,585.00	1,605.00

Description	Previous Charge \$	Revised Charge \$
Plus 0.2% of the amount by which the cost exceeds 320,000		
- 1,300,000 or more	3,545.00	3,565.00
Plus 0.1% of the amount by which the cost exceeds 1,300,000		
Application for existing unapproved commercial work 1.6 times the normal rate		
Fee for application for extension of period of currency of approved plan Commercial 10% of original fee Minimum per application of	80.00	85.00
"On Site" approval by inspection staff of minor amendments Per half hour Minimum	35.00 35.00	35.00 35.00
Amendments		
If cost of building work is increased Residential minimum Commercial minimum Plus difference between fees calculated and rates noted previously	35.00 55.00	40.00 60.00
Amendments where plans have been approved		
Amendment that does not involve examination of plan and does not alter value of work for ascertaining structural sufficiency and stability of remainder of building		
- Residential	35.00	40.00
- Commercial	55.00	60.00
Amendments that require examination of plans etc for ascertaining structural sufficiency and stability in remainder of building .		

Description	Previous Charge \$	Revised Charge \$
- Residential	36.00	40.00
- Commercial		
first amendment	40.00	42.00
each additional amendment in the one lodgement	25.00	26.00
Modifications to the Building Code of Australia		
Application & assessment fee for each modification		
- Residential	50.00	60.00
- Commercial	140.00	150.00
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	0.00	60.00
- Commercial	0.00	150.00
Renewals of Certificate of Accreditation		
Residential	0.00	30.00
Commercial	0.00	75.00
Permits and Inspections		
Commercial Building Permits including new work in existing approved building		
- 10,000 or less	80.00	100.00
- 10,000 - 75,000	80.00	100.00
Plus 0.5% of amount by which costs exceed 10,000		
- 75,000 - 320,000	405.00	425.00
Plus 0.2% of amount by which cost exceeds 75,000		
- 320,000 - 1,300,000	895.00	915.00
Plus 0.1% of amount by which cost exceeds 320,000		
- More than 1,300,000	1,875.00	1,895.00
Plus 0.05% of amount by which costs exceeds 1,300,000		
Minimum fee for existing		

Description	Previous Charge \$	Revised Charge \$
commercial building work for which no building permit fee had previously been granted or issued under the Building Act 1.6 times the rates applying to new work Minimum	60.00	60.00
Assessment and notification of building work not requiring approval, including any statements Per half hour or part thereof	25.00	26.00
Residential Building Permits		
New residences, units and townhouses		
- Less than 110,000 Plus 0.3% of amount by which cost exceeds 10,000	55.00	100.00
- 110,000 or more Plus 0.2% of amount by which cost exceeds 110,000	330.00	400.00
Owner-builder surcharge		
As for licenced builder's fees Plus for each standard inspection required, payable at time of issue of permit Minimum	35.00 70.00	40.00 75.00
Not to exceed twice licensed builder's fees		
Garages, carports alterations and additions, fence, retaining wall, mast, antenna		
- Less than 10,000	55.00	
- 10,000 - 110,000 Plus 0.6% of the amount by which costs exceed 10,000	55.00	
- Up to 110,000 Plus 0.6% of the amount by which costs exceed 10,000		100.00
- 110,000 and over Plus 0.3% of the amount by which costs exceed 110,000	655.00	700.00

Description	Previous Charge \$	Revised Charge \$
The initial inspection each step included in permit		
Per half hour	25.00	30.00
Minimum	55.00	60.00
Certificate of Occupancy		
"Partial occupancy" inspection and issue of certificate		
- Residential	50.00	55.00
- Commercial		
Per half hour	25.00	30.00
Minimum	80.00	80.00
Search of Building Files		
File retrieval - written request for specific documents undertaken by Building Controller		
First document	6.50	
First 2 documents		15.00
Subsequent document	4.50	5.00
File retrieval - telephone request (surcharge on all other fees)	6.50	10.00
Certified copy of document (surcharge on all other fees)		
First document	7.00	
First 2 documents		15.00
Subsequent document	3.00	5.00
File retrieval and personal search by lessee or authorised other or owner	14.00	15.00
File retrieval and staff assisted search	20.00	21.00
File retrieval and search and written statement signed by Building Controller	32.00	35.00
Multiple file and large project surcharge per half hour or part thereof	16.00	20.00
File transit from normal		

Description	Previous Charge \$	Revised Charge \$
holding office surcharge per file	10.00	10.00
Files held over 7 days per file	0.00	10.00
Fee for photocopying (plans and drawings from building files and multiple copies of originals)		
- Plans up to A2 size per sheet	4.00	5.00
- Plans over A2 size per sheet	5.00	7.00
- Other documents per sheet	0.95	1.00
Comprehensive written history with copies of relevant major documents Per half hour	60.00	20.00
Administrative charge to prepare documents for legal matters per half hour	25.00	25.00
Register of Licence Holders		
- Counter inspection of register	10.00	15.00
- Printed permit history of builder	15.00	20.00
Consultancy Services		
- Structural Engineering		
- Mechanical Engineering		
- Building Surveying		
- Miscellaneous		
- Unit Title Assessment		
Residential per hour	50.00	60.00
Minimum		60.00
Commercial per hour	100.00	120.00
Minimum		120.00
Standards		
Technical Information (sale of printed material)		
- Building Code of Australia	RRP	RRP
- Amendments to Building Code of Australia	RRP	RRP
- Building Act	RRP	20.00
- Building Notes (set in binder)	10.00	10.00

Description	Previous Charge \$	Revised Charge \$
- Building Notes (single page)	Nil	Nil
- Standards Bulletin per copy	1.00	1.00
Building Statistics per year		
- Permit Holders (weekly listing)	300.00	300.00
- Numerical report (monthly/quarterly/annually)	100.00	100.00
- Numerical & Graphical reports	300.00	300.00
Training and Development Seminars		
Preparation and conducting of seminars on all Building Control related topics Group contact time only per hour Plus associated costs of material		
	65.00	100.00
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 application fees in excess of	30.00	32.00
- commercial; it "may" be all application fees in excess of	50.00	63.00
Unleased Territorial Land		
The fees for the use of unleased Territorial land, subject to a Licence Agreement, will be paid in advance:		
- Within the major commercial areas of the ACT Per square metre per week	2.00	2.00
- Other Commercial Sites within the ACT Per square metre per week	1.00	1.00
- Medium density residential sites Per quarter	20.00	20.00
- Fees for the use of air space over unleased Territorial land		

Description

**Previous
Charge
\$**

**Revised
Charge
\$**

1/2 the rate noted
for unleased land