

**AUSTRALIAN CAPITAL TERRITORY
BUILDING ACT 1972
REVOCATION AND DETERMINATION OF FEES**

EXPLANATORY STATEMENT

INSTRUMENT No. 137 OF 1999

This Determination made under Section 65 of the Building Act 1972 revokes the existing Determinations of Fees.

Fees introduced in January 1999 as part of the introduction of private certification have not been increased by CPI. Owner-builder fees have been kept at the 1998 figure for consistency with applications for individual builders' licences. All remaining fees have increased as a result of CPI adjustments in accordance with Government policy.

Description of matter in respect of which fee is payable	1 July 1998 \$	1 July 1999 \$
Assessment and examination fee - builder's licences		
(a) Where an applicant is not the holder of a builder's licence, an applicant who is the holder of a builder's licence applies for a different class of licence or a different endorsement under section 14(6A) and for renewal of an expired licence -		
(i) if the applicant is a company or 2 or more persons carrying on a business	208	213
(ii) if the applicant is an individual	145	148
(b) Application for a new licence within 60 days of the date of expiry of another licence of the same kind	64	66
Licence fees - builders		
(a) Where the period of the licence is for -		
(i) 1 year or less	311	318
(ii) an extension up to 3 years of a licence valid for 1 year or less - per month	33	34
(iii) 2 years	540	553
(iv) 3 years	780	800
Owner-builder application	148	148

Description of matter in respect of which fee is payable	1 July 1998 \$	1 July 1999 \$
Stop notices		
(a) Approval of resumption of work after the issue of a Stop Work notice	64	64
Application for extension of period of currency of approved plans		
(a) Residential work	10% of original fee (minimum per application \$50)	10% of original fee (minimum per application \$50)
(b) Commercial work	10% of original fee (minimum per application \$50)	10% of original fee (minimum per application \$50)
Extension of building permits		
(a) First six months	53	54
(b) Subsequent three months	58	59
(c) Subsequent month or part thereof	27	28
Administrative arrangements		
Additional inspection charges		
(a) Failed inspection	64	64
(b) Inspection booked by licensee or permit holder - not ready	64	64
(c) Inspection booked by licensee or permit holder - access not available	64	64
(d) Inspections performed outside normal working hours	179 minimum	183 minimum
	plus 52 per hour for each hour in excess of 4 hours	plus 53 per hour for each hour in excess of 4 hours
(e) Out of hours inspections (Sundays and Public Holidays)	250 minimum	256 minimum
	plus 61 per hour for each hour in excess of 4 hours	plus 62 per hour for each hour in excess of 4 hours

Description of matter in respect of which fee is payable	December 1998 \$	1 July 1999 \$
Building Levy		
Commercial and Residential Building Work		
Where the value of work is:		
\$0 to \$10,240	\$64.00	64.00
\$10,241 to \$20,000	\$64.00 plus 0.625% of the amount in excess of \$10,240	\$64.00 plus 0.625% of the amount in excess of \$10,240
\$20,001 to \$100,000	\$125.00 plus 0.5% of the amount in excess of \$20,000	\$125.00 plus 0.5% of the amount in excess of \$20,000
\$100,001 to \$150,000	\$525.00 plus 0.5% of the amount in excess of \$100,000	\$525.00 plus 0.5% of the amount in excess of \$100,000
\$150,001 to \$250,000	\$775.00 plus 0.45% of the amount in excess of \$150,000	\$775.00 plus 0.45% of the amount in excess of \$150,000
\$250,001 to \$500,000	\$1,225.00 plus 0.4% of the amount in excess of \$250,000	\$1,225.00 plus 0.4% of the amount in excess of \$250,000
\$500,001 to \$1,000,000	\$2,225.00 plus 0.35% of the amount in excess of \$500,000	\$2,225.00 plus 0.35% of the amount in excess of \$500,000
\$1,000,001 to \$10,000,000	\$3,975.00 plus 0.2% of the amount in excess of \$1,000,000	\$3,975.00 plus 0.2% of the amount in excess of \$1,000,000
more than \$10,000,000	\$21,975.00 plus 0.1% of the amount in excess of \$10,000,000	\$21,975.00 plus 0.1% of the amount in excess of \$10,000,000

Description of matter in respect of which fee is payable	December 1998 \$	1 July 1999 \$
Building Levy for Commercial and Residential Building Work within a Local Centre		
Building levy for Commercial and Residential building work within a Local Centre as defined by the Territory Plan as Local Centre (Commercial 'D'), if there is in respect of that development a declaration under Regulation 13A of the <i>Land (Planning and Environment) Regulations</i>	Nil	Nil
System licences		
(a) Application for a System Licence	224	229
(b) Renewal of a System Licence	224	229
(c) Transfer of a System Licence	64	66

An amendment to a Building application submitted pursuant to sections 33, 34, and 35 before 4 January 1999 shall attract the following fees:

Description of matter in respect of which fee is payable	December 1998 \$	1 July 1999 \$
(a) Commercial and Residential Building Work	See attached schedule	See attached schedule
(i) Building Application (BA) 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'), if there is in respect of that development a declaration under Regulation 13A of the <i>Land (Planning and Environment) Regulations</i>	Nil	Nil

Description of matter in respect of which fee is payable	December 1998 \$	1 July 1999 \$
(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	53	54
(B) commercial building work	84	86
(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	53	54
(B) commercial building work	84	86
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	53	54
(ii) commercial building work:		
(A) first amended plan	53	54
(B) each additional plan in the one lodgement	43	44

Approval of plans or amendments that depart from the Building Code

(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	80	86
(ii) commercial building work	182	186
in addition to any other fee that is payable		

Building Application Fees as at 9 July 1998

Building application fee		Fee reductions for non-inclusions		
		Design & Siting	Hydraulics	Electrical
Where the cost of the building work is-				
\$0 to \$1,500	\$120.00	Less \$75.00 where Design and Siting approval is not required	Nil	Nil
\$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 where Design and Siting approval is not required	Nil	Nil
\$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 where Design and Siting approval is not required	Less 0.3% of the amount in excess of \$5,000 where the work does not include hydraulic works	Less 0.194% of the amount in excess of \$5,000 where the work does not include electrical works
\$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 where Design and Siting approval is not required	Less \$45.00 plus 0.3% of the amount in excess of \$20,000 where the work does not include hydraulic works	Less \$29.10 plus 0.194% of the amount in excess of \$20,000 where the work does not include electrical works
\$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 where 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
Where the cost of the building work is-				
\$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 where 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
\$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 where 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
\$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 where 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
\$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 where 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

Building application fee		Fee reductions for non-inclusions		
		Design & Siting	Hydraulics	Electrical
Where the cost of the building work is-				
more than \$10,000,000	\$54,826.43 plus 0.25% of the amount in excess of \$10,000,000	Less \$8,180.00 plus 0.05% of the amount in excess of \$10,000,000 where Design and Siting approval is not required	Less \$2,310.00 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 Fees as at 1 July 1999

Building application fee		Fee reductions for non-inclusions		
		Design & Siting	Hydraulics	Electrical
Where the cost of the building work is-				
\$0 to \$1,500	\$120.00	Less \$75.00 where Design and Siting approval is not required	Nil	Nil
\$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 where Design and Siting approval is not required	Nil	Nil
\$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 where Design and Siting approval is not required	Less 0.3% of the amount in excess of \$5,000 where the work does not include hydraulic works	Less 0.194% of the amount in excess of \$5,000 where the work does not include electrical works
\$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 where Design and Siting approval is not required	Less \$45.00 plus 0.3% of the amount in excess of \$20,000 where the work does not include hydraulic works	Less \$29.10 plus 0.194% of the amount in excess of \$20,000 where the work does not include electrical works
\$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 where 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
Where the cost of the building work is-				
\$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 where 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
\$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 where 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
\$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 where 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
\$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 where 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

Building application fee		Fee reductions for non-inclusions		
		Design & Siting	Hydraulics	Electrical
Where the cost of the building work is-				
more than \$10,000,000	\$54,826.43 plus 0.25% of the amount in excess of \$10,000,000	Less \$8,180.00 plus 0.05% of the amount in excess of \$10,000,000 where Design and Siting approval is not required	Less \$2,310.00 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 ACT 1972
ADMINISTRATIVE FEES

Description	1 July 1998 \$	1 July 1999 \$
Fast Tracking Approvals	39 per hour	40 per hour

These fees are in addition to any determined fees payable

Building Statistics Per Year

(a) Approvals issued (weekly listing)	362	370
---------------------------------------	-----	-----

Copy of building, electrical and plumbing records

(a) Building and hydraulic plan retrieval	12	12
(b) Building and hydraulics file retrieval and staff-assisted search	27	28
(c) Building, electrical and hydraulics file retrieved by		
(i) written request		
? first two documents	23	24
? each subsequent document	13	13
(ii) telephone request (surcharge on all other fees)	17	17
(d) Building, electrical and hydraulics file retrieval and search and written statement signed by Building Controller	47	48
(e) Certified copy of document (surcharge on all other fees) -		
(i) first two documents	23	24
(ii) each subsequent document	11	11
	33	34
(f) Multiple-file and large-project surcharge per half hour or part thereof		

Description	1 July 1998 \$	1 July 1999 \$
(g) Photocopying (plans and drawings from building files and multiple copies of originals) -		
(i) plain documents of size A4 or less, per sheet	0.25	0.25
(ii) plain documents of size A3 per sheet	0.50	0.50
(iii) coloured copies and all documents over A3 size, per sheet	10.00	10.00
(h) Comprehensive written history with copies of relevant major documents - per half hour	33	34
(i) Preparation of documents for legal matters - per half hour	42	43
(j) Conveyancing enquiry - Building file retrieval and search, provision of a written statement and copies of relevant documentation		
(i) Residential (excluding head lease of multi-residential units)	0	50
• Fast track (24 hour turnaround service) an additional	0	100
(ii) Non-residential (including head lease of multi-residential units)	0	100
• Fast track (24 hour turnaround service) an additional	0	200
(k) Energy rating information package		
(i) Building file retrieval and copies of relevant documentation	0	36
(ii) Building file retrieval and filing of energy rating assessment	0	12
(l) Search of a file relating to Commonwealth owned buildings and assets (by Commonwealth agencies or their agents)	23	23

Description	1 July 1998 \$	1 July 1999 \$
-------------	-------------------	-------------------

Refunds of Building Application (BA) Fees

If an application for building approval is withdrawn before the issue of all permits, a refund is payable for plans on which assessment has begun but no permit has been issued-

(a) residential-50% of fees in excess of-	46	47
(b) commercial-50% of fees in excess of-	82	84

If an application for building approval is withdrawn after the issue of all permits, no refund is payable.