

Building (Cost of Building Work) Declaration 2004 (No 1)*

Notifiable Instrument NI2004—330

made under the

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

1. 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*.
2. 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.
3. If the Building Controller 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 Building Controller and the applicant, or, if no agreement is reached, an amount that the Building Controller determines to be fair and reasonable.
4. 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.
5. This instrument will commence on 1 September 2004.

Richard Johnston
Registrar
Australian Capital Territory Construction Occupations
26 August 2004

*Name amended under Legislation Act, s 60

Classification (1)	Category (2)	Type (3)	\$ cost /m2 (4)
RESIDENTIAL BUILDINGS	Houses	Single detached dwelling (all types)	825.00
	Multi-unit	Townhouses or Flats (all types)	935.00
		Parking areas – under cover, concrete floor, columns, beams, line marking, individual lockup garages etc.	460.00
	Additions and alterations to residential buildings	Houses and Multi-unit (all types)	1,000.00
	Swimming Pools	Concrete	25,000.00
		In ground other (fibreglass vinyl etc)	16,000.00
		Above ground (fibreglass vinyl etc)	9,000.00
	Other BCA Class 10 Structures	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)	530.00
	DEMOLITION WORK	Residential and Commercial	Residential buildings
Commercial buildings			65.00
COMMERCIAL BUILDINGS	Educational/Institutional	Community hall	670.00
		Church- single storey	935.00
		School- single storey	980.00
	Factories and Warehouses	Single storey (including first floor offices)	550.00
		Service stations	1,100.00
	Health	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
	Hotels/Motels/Clubs	Motel, Hotel, Club -up to 3 storeys	1,450.00
		Motel Hotel -more than 3 storeys	2,400.00
Offices	Up to 3 storeys	1,070.00	
	4 to 8 storeys	1,320.00	
	Over 8 storeys	1,875.00	

		Parking areas (underground with suspended floors includes sprinklers and lifts etc)	740.00
	Shops	Shop awnings	350.00
		Single story lockup	520.00
		Shopping centre (suburban)	740.00
		Supermarket	890.00
		Department store	1,125.00
	Fire Protection	Thermal detector	15.00
		Smoke detector	10.00
		Sprinkler system	45.00
	Mechanical Services (Air Conditioning)	Shopping centres	220.00
		Offices	275.00
		Clubs	480.00
	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 550 = \$583 per m2.</i> The 6% increase in value allows for the cost of removal of existing work.	
	Office Refurbishment	Basic standard refurbishment, including partitioning (no work to services)	275.00
		Refurbishment including partitioning, electrical, fire and mechanical services etc	660.00
	Parking Areas	Open, drained	85.00
		Undercover (includes concrete floor, sprinklers and lifts etc)	660.00