

# Building (General) (Cost of Building Work) Determination 2008 (No 1)\*

## Notifiable Instrument NI 2008—116

made under the

*Building (General) Regulation 2008, Section 11 (1) (a)*

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1. This is the *Building (Cost of Building Work) Determination 2008*, made under the *Building (General) Regulation 2008*, section 11 (1) (a).
2. I determine that, subject to the other sections of this instrument, the method that must be used under *Building (General) Regulation 2008*, section 11 (1) (a), to calculate the *estimated cost* of building work, which is required to be contained in an application for building approval under the *Building Act 2004* is as follows—
  - (a) for the building work described by combining columns 1 to 3 of the schedule, apply the relevant rate prescribed in column 4 of the schedule to give the estimated cost of the work in dollars; and
  - (b) where units are described in column 4 as  $m^2$ , the unit shall be applied as being in respect of the gross floor area of the building work; and
  - (c) if column 4 stipulates a relevant variation to this method, this method as varied shall be applied.

*Note, section 5 provides for where certain tax amounts must also be applied to the estimate in the case of certain kinds of building work.*

3. In cases where an element of the building work does not correlate with a description in the schedule, the method to calculate the estimated cost may be varied as follows—
  - (a) the cost of building work specified in a relevant written contract, less goods and services tax (*GST*), may be used as the estimated cost of the work for the extent of the lack of correlation; or
  - (b) if there is no relevant written contract, the cost of the work, net of *GST*, determined and certified by a qualified cost estimator or qualified quantity surveyor may be used as the estimated cost of the work for the extent of the lack of correlation; or

\*Name amended under Legislation Act, s 60

- (c) 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 estimated cost of the building work is an amount agreed to by the registrar and the applicant for the building work, or, if no agreement is reached, an amount that the registrar considers to be fair and reasonable.
- 4. The amounts mentioned in the schedule do not include an allowance for any GST payable. In the case of a class 1, 2 or 10 building, the method mentioned in section 2 of this determination must be adjusted by adding the applicable rate of GST to the amount mentioned in schedule 1, column 4.
- 5. This instrument commences at the start of the day after it is notified on the ACT legislation register.

Craig Simmons  
Construction Occupations Registrar

16 April 2008

*This is page 1 of the schedule to the declaration made by the Registrar under the Building (General) Regulation 2008*

**BUILDING REGULATION 2008**  
**BUILDING WORK COST**  
**SCHEDULE**

Registrar's Initials\_\_\_\_\_

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

Registrar's Initials \_\_\_\_\_

	<b>Offices</b>	Up to 3 storeys	1,200.00/m <sup>2</sup>
		4 to 8 storeys	1,400.00/m <sup>2</sup>
		Over 8 storeys	1,950.00/m <sup>2</sup>
		Parking areas (underground with suspended floors includes sprinklers and lifts, etc)	800.00/m <sup>2</sup>
	<b>Shops</b>	Shop awnings	375.00/m <sup>2</sup>
		Single storey lockup	675.00/m <sup>2</sup>
		Shopping Centre (suburban)	850.00/m <sup>2</sup>
		Supermarket	950.00/m <sup>2</sup>
		Department store	1,200.00/m <sup>2</sup>
	<b>Fire Protection</b>	Thermal detector	16.00/m <sup>2</sup>
		Smoke detector	11.00/m <sup>2</sup>
		Sprinkler system	52.00/m <sup>2</sup>
	<b>Mechanical Services (Air Conditioning)</b>	Shopping centres	250.00/m <sup>2</sup>
		Offices	310.00/m <sup>2</sup>
		Clubs	540.00/m <sup>2</sup>
	<b>Commercial Additions and Alterations</b>	The cost of building work is to be estimated 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 m<sup>2</sup></i> The 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)	310.00/m <sup>2</sup>
		Refurbishment including partitioning, electrical, fire and mechanical services etc	700.00/m <sup>2</sup>
	<b>Parking Areas</b>	Open, not on-grade	95.00/m <sup>2</sup>
		Undercover (includes concrete floor, sprinklers and lifts etc)	780.00/m <sup>2</sup>

Registrar's Initials \_\_\_\_\_