Australian Capital Territory

Building (General) (Cost of Building Work) Determination 2010 (No 1)

Notifiable Instrument NI 2010—275

made under the

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

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1. Name of instrument

This is the *Building (General) (Cost of Building Work) Determination 2010 (No 1).*

2. Commencement

This instrument commences on 1 August 2010.

3. Instrument Revoked

I revoke instrument NI 2009-257.

4. Determination

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 is respect of the floor area of the building work measured to outside of walls; and

(c) if column 4 stipulates a relevant variation to this method, this method as varied shall be applied: and

(d) where the building work involves more than one category or type the rate for each category or type can be used. For example where the

building work involves a residence with verandah and attached carport the lower rate for the area of the verandah and carport can be used.

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.

5.

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

(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.

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.

David Middlemiss
Construction Occupations Registrar

1 June 2010

Building (General) (Cost of Building Work) Determination 2010 (No 1) SCHEDULE

Registrar's Initials_____

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au

Classification (1)	Category (2)	Type (3)	$ cost/unit (4)
RESIDENTIAL BUILDINGS	**Houses**	Single dwelling (all types)	1,148.00/m^2
	Multi Unit	Townhouses or Flats (all types)	1,442.00/m^2
		Parking areas – under cover, concrete floor, columns, beams, line marking	860.00/m^2
		Individual lockup garages etc.	756.00/m^2
	Additions and alterations to residential buildings	Houses and Multi-unit (all types)	1,754.00/m^2
	Swimming pools	Concrete	22,300.00/pool
		In-ground other (fibreglass vinyl etc)	14,500.00/pool
		Above-ground (fibreglass vinyl etc)	8,800.00/pool
	Other BCA Class 10 Structures	Metal garage, metal carport, pergola, deck, timber deck, verandah, etc	592.00/m^2
		Brick garage	922.00/m^2
DEMOLITION WORK	**Residential and Commercial**	Residential buildings	96.00/m^2
		Commercial buildings	102.00/m^2
COMMERCIAL BUILDINGS	**Educational/Institutional**	Community hall	1,202.00/m^2
		Church – single storey	1,748.00/m^2
		School – single storey	1,562.00/m^2
	Factories and Warehouses	Single storey (including first floor offices)	1,075.00/m^2
		Service stations	1,480.00/m^2
	Health	Medical centre, neighbourhood type	2,136.00/m^2
		Hospital – private, 30 bed, single storey	3,532.00/m^2
		Hospital – private, 100 bed, two storey	3,420.00/m^2
	Hotels/Motels/Clubs	Motel, Hotel, Club up to 3 storeys	2,832.00/m^2
		Motel, Hotel more than 3 storeys	3,112.00/m^2

Registrar's Initials_____

	Offices	Up to 3 storeys	2,366.00/m^2
		4 to 8 storeys	2,407.00/m^2
		Over 8 storeys	2,818.00/m^2
		Parking areas (underground with suspended floors includes sprinklers and lifts, etc)	1,045.00/m^2
	Shops	Shop awnings	420.00/m^2
		Single storey lockup	1,448.00/m^2
		Shopping Centre (suburban)	1,415.00/m^2
		Supermarket	1,424.00/m^2
		Department store	1,448.00/m^2
	Fire Protection	Thermal detector	15.00/m^2
		Smoke detector	29.00/m^2
		Sprinkler system	43.00/m^2
	Mechanical Services (Air Conditioning)	Shopping centres	350.00/m^2
		Offices	438.00/m^2
		Clubs	395.00/m^2
	Commercial Additions and Alterations	The cost of building work is to be estimated using 1.06 times the cost per square metre value given for items herein *For example, alterations to a single storey warehouse = 1.06 x 1,075 = $1,139.95 per m^2* The increase in value allows for the cost of removal of existing work.	
	Office Refurbishment	Basic standard refurbishment, including partitioning, (no work to services)	799.00/m^2
		Refurbishment including partitioning, electrical, fire and mechanical services etc	984.00/m^2
	Parking Areas	Open, not on-grade	131.00/m^2
		Undercover (includes concrete floor, sprinklers and lifts etc)	860.00/m^2

Registrar's Initials_____