

Building (General) (Cost of Building Work) Determination 2013 (No 1)

Notifiable Instrument NI 2013-203

made under the

Building (General) Regulation 2008, Section 11 (1) (a) General requirements for application for building approvals

1. Name of instrument

This is the *Building (General) (Cost of Building Work) Determination 2013 (No 1)*.

2. Commencement

This instrument commences on 1 July 2013.

3. Instrument Revoked

I revoke instrument NI 2012-199.

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 in 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.

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 4 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

30 April 2013

**Building (General) (Cost of Building Work)
Determination 2013 (No 1)
SCHEDULE**

Registrar's Initials_____

*This is page 1 of the schedule to the Building (General) (Cost of Building Work) Determination 2013
(No 1)*

Classification (1)	Category (2)	Type (3)	\$ cost/unit (4)	
RESIDENTIAL BUILDINGS	Houses	Single dwelling (all types)	1,375.00/m ²	
		Multi Unit	Townhouses or Flats (all types)	2,310.00/m ²
	Additions and alterations to residential buildings	Parking areas – under cover, concrete floor, columns, beams, line marking	Individual lockup garages etc.	1160.00/m ²
			Houses and Multi-unit (all types)	930.00/m ²
		Swimming pools	Concrete In-ground other (fibreglass vinyl etc)	2,247.00/m ²
			Above-ground (fibreglass vinyl etc)	22,200.00/pool
	Other BCA Class 10 Structures	Metal garage, metal carport, pergola, deck, timber deck, verandah, etc	14,400.00/pool	
		Brick garage	8,800.00/pool	
		Metal garage, metal carport, pergola, deck, timber deck, verandah, etc	705.00/m ²	
	DEMOLITION WORK	Residential and Commercial	Residential buildings	1,261.00/m ²
Commercial buildings			252.00/m ²	
Community hall			344.00/m ²	
COMMERCIAL BUILDINGS	Educational/ Institutional	Church – single storey	1,185.00/m ²	
		School – single storey	1,760.00/m ²	
	Factories and Warehouses	Single storey (including first floor offices)	\$1,795.00/m ²	
		Service stations	\$1,405.00/m ²	
			1,605.00/m ²	

Registrar's Initials _____

This is page 2 of the schedule to the Building (General) (Cost of Building Work) Determination 2013 (No 1)

	Health	Medical centre, neighbourhood type	\$2,665.00/m ²
		Hospital – private, up to 30 bed, single storey	\$4,335.00/m ²
		Hospital – private, up to 100 bed, two storey	\$4,625.00/m ²
	Hotels/Motels/Clubs	Motel, Hotel, Club up to 3 storeys	\$3,040.00/m ²
		Motel, Hotel more than 3 storeys	\$3,020.00/m ²
	Offices	Up to 3 storeys	\$2,575.00/m ²
		4 to 8 storeys	\$2,565.00/m ²
		Over 8 storeys	\$2,850.00/m ²
		Parking areas (underground with suspended floors includes sprinklers and lifts, etc)	\$1,395.00/m ²
	Shops		
		Shop awnings	433.00/m ²
		Single storey lockup	\$2,071.68/ m ²
		Shopping Centre (suburban)	1,492.00/m ²
		Supermarket	\$1,865.00/m ²
		Department store	\$1,765.87/m ²
	Fire Protection	Thermal detector	\$14.60 /m ²
		Smoke detector	\$28.80/m ²
		Sprinkler system	\$48.60/m ²
	Mechanical Services (Air Conditioning)	Shopping centres	465.30/m ²
		Offices	\$451.00/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	

Registrar's Initials _____

This is page 3 of the schedule to the Building (General) (Cost of Building Work) Determination 2013 (No 1)

		<p><i>For example, alterations to a single storey warehouse = 1.06 x 1,135 = \$1,203.1 per m²</i></p> <p>The increase in value allows for the cost of removal of existing work.</p>	
	Office Refurbishment	Basic standard refurbishment, including partitioning, (no work to services)	\$1,033.00/m ²
		Refurbishment including partitioning, electrical, fire and mechanical services etc	1,502.00/m ²
	Parking Areas	Open, not on-grade	\$145.00 /m ²
		Undercover (includes concrete floor, sprinklers and lifts etc)	\$1,160.00 /m ²

Registrar's Initials _____

This is page 4 of the schedule to the Building (General) (Cost of Building Work) Determination 2013 (No 1)