

Building (General) (Cost of Building Work) Determination 2020 (No 1)

Notifiable Instrument NI2020-336

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 2020 (No 1)*.

2. Commencement

This instrument commences on 1 July 2020.

3. Instrument Revoked

I revoke instrument NI 2015-312.

4. Determination

I determine that the following instructions are to be used when calculating the *estimated cost* which is required to be contained in an application for building approval under the *Building Act 2004*.

- (a) I determine that the calculation method described below must be used to determine the cost of building work:

$$\text{the cost of building work} = \mathbf{R} \times \mathbf{M}$$

where

R is the rate amount specified in column 2 of the schedule for the classification (and the building height) as determined in accordance with the National Construction Code, Building Code of Australia, Part A3 Classifications of Buildings and Structures; and

M is the floor area of the building work measured to the outside of the walls, in square metres.

- (b) If the building includes more than one classification then the cost of building work is the total of the cost of building work for each classification. However, if the building has more than one classification applicable to a single area, the highest rate for the area must be used.

Example

John is constructing a Class 1 building of 100m² with an attached Class 10a building of 20 m². The cost of building work calculation would be as follows:

$$\$172,000 = (\$1500 \times 100) + (\$1100 \times 20)$$

- (c) Under the *Building (General) Regulation 2008*, section 11 (1) (a), I determine that if the cost of building work is \geq \$1000 then the *estimated cost* is the same as the cost of building work. However if the cost of building work is $<$ \$1000 then estimated cost is \$1000.

Example(s)

Example John is constructing a Class 1 building of 100m². The cost of building work would be \$150,000. This is greater than \$1000. Therefore the *estimated cost* would be the same as the cost of building work.

John is constructing a Class 10b building of 1m². The cost of building work would be \$600. \$600 is less than \$1000 therefore the *estimated cost* for the purposes of a building approval application is \$1000.

- (d) If the building work is for alterations to a building, then the *estimated cost* can be determined by the above calculation process or by utilising the cost of building work as identified in a relevant written contract, less goods and services tax (GST). If the calculation is based on a written relevant contract; the relevant written contract must be provided to the Construction Occupations Registrar at the time of building registration.
- (e) If the building work does not correlate with the attached schedule then the *estimated cost* can be determined by the above calculation process or by utilising the cost of building work as identified in a relevant written contract, less goods and services tax (GST). If the calculation is based on a written relevant contract; the relevant written contract must be provided to the Construction Occupations Registrar at the time of building registration.
- (f) If the applicant believes that there are grounds to not use the above calculation process or the attached schedule, they may determine the *estimated cost* by utilising the cost of building work as identified in a relevant written contract, less goods and services tax (GST), only with the approval of the Construction Occupations Registrar.
- (g) The amounts mentioned in the schedule do not include an allowance for any GST payable.

Ben Green
Construction Occupations Registrar
17 June 2020

**Building (General) (Cost of Building Work)
Determination 2020 (No 1)
SCHEDULE
TABLE OF RATES**

Registrar's Initials _____

*This is page 1 of the schedule to the Building (General) (Cost of Building Work) Determination 2020
(No 1)*

1	2	3
Building Code of Australia Classes		
Class 1		
Class 1	\$1500	m ²
Class 2		
Class 2 – up to 3 storeys	\$1700	m ²
Class 2 – 4 to 10 storeys	\$2000	m ²
Class 2 – above 10 storeys	\$2500	m ²
Class 3		
Class 3	\$1800	m ²
Class 4		
Class 4	\$1800	m ²
Class 5		
Class 5 – up to 3 storeys	\$2200	m ²
Class 5 – 4 to 10 storeys	\$2800	m ²
Class 5 – above 10 storeys	\$2500	m ²
Class 5 – Fitout of existing building	\$250	m ²
Class 6		
Class 6 (a)	\$2200	m ²
Class 6 (b)	\$2000	m ²
Class 6 (c)	\$2200	m ²
Class 6 (d)	\$1300	m ²
Class 6 – Fitout of existing building	\$250	m ²
Class 7		
Class 7 (a) – basement	\$1350	m ²
Class 7 (a) – above ground	\$1210	m ²
Class 7 (b)	\$850	m ²
Class 8		
Class 8	\$1400	m ²
Class 9		
Class 9 (a)	\$4500	m ²
Class 9 (b)	\$1400	m ²
Class 9 (c)	\$1600	m ²
Class 10		
Class 10 (a) and Class 10 (b)*	\$750	m ²
Class 10 (c)	\$1100	m ²
*where a retaining wall, the total wall area is taken from the elevation plan view		
Demolition		
Demolition of Class 1 and Class 10	\$100	m ²
Demolition of Class 2, 3, 4, 5, 6, 7, 8, 9 – up to 3 storey	\$150	m ²
Demolition of Class 2, 3, 4, 5, 6, 7, 8, 9 – 4 storeys and above*	\$200	m ²
*the \$200 rate only applies demolishing the parts of a building above the 3 rd floor.		

Registrar's Initials _____

*This is page 2 of the schedule to the Building (General) (Cost of Building Work) Determination 2020
(No 1)*