



FEES & CHARGES 2011/2012 COMPETITIVE BUILDING SERVICES

APPLICATION FEES

PARTICULARS OF FEES OR CHARGES	FEE TYPE	GST
<p><u>CONSTRUCTION CERTIFICATE & INFRASTRUCTURE SEPP COMPLIANCE STATEMENTS</u></p> <p>Cost, i.e. the value/cost as determined by Council (Using AIBS Building Cost Guide or other recognised industry costing guide) or the contract price if there is an all inclusive contract.</p>		
not exceeding \$5,000	\$200.00	D Y
\$5,001 to \$100,000	\$200.00 + 0.45% of the amount in excess of \$5,000.	D Y
\$100,001 to \$1,000,000	\$628.00 + 0.25% of the amount in excess of \$100,000.	D Y
Fees for developments exceeding \$1 Million are to be negotiated with the Health & Building Manager	Quotation	D Y

Minor modification/amendment to Construction Certificate Note – Minor amendments comprises alterations to the proposed method of construction not requiring detailed assessment under the provision of the Building Code of Australia e.g. change frame construction from metal to timber. Determination of what constitutes a minor amendment is at the discretion of Council.	\$55.00	D	Y
Major modification/amendment to Construction Certificate Note – Comprise all modifications which are not considered minor modifications.	55% of original fee	D	Y

PARTICULARS OF FEES OR CHARGES	FEE TYPE	GST
<u>COMPLYING DEVELOPMENT CERTIFICATES</u>		
Cost i.e. the cost as determined by Council (Using AIBS Building Cost Guide or other recognised industry costing guide) or the contract price if there is an all inclusive contract.		
Not exceeding \$5,000	\$250.00	D Y
\$5,001 to \$100,000	(\$200.00 + 0.45% of the amount in excess of \$5,000) X 1.3.	D Y
\$100,001 to \$1,000,000	(\$690.75 + 0.25% of the amount in excess of \$100,000) X 1.3.	D Y
Fees for developments exceeding \$1 Million are to be negotiated with the Health & Building Manager	Quotation	D Y
Minor modification/amendment to Complying Development Certificate Note – Minor amendments comprises alterations to the proposed method of construction not requiring detailed assessment under the provision of the Building Code of Australia e.g. change frame construction from metal to timber, at the discretion of Council	\$55.00	D Y
Amendment/re-issue of Complying Development Certificate	55% of original fee	D Y

COMPLIANCE CERTIFICATES

Issued under part 4A of the EP&A Act.

Residential Premises	\$100.00 + \$105.00 per hour or part thereof for inspection and reporting.	D	Y
Commercial/Industrial	\$200.00 + \$105.00 per hour or part thereof for inspection and reporting.	D	Y

INSPECTION FEES

PARTICULARS OF FEES OR CHARGES		Max number of site visitation/ building inspections	FEE TYPE	GST
Building inspection, site visitation or re-inspection fee for all Class of buildings	\$105		D	Y
Value/Cost i.e. the cost as determined by Council (Using AIBS Building Cost Guide or other recognised industry costing guide) or the contract price if there is an all inclusive contract.				
not exceeding \$2,000.	\$105	1	D	Y
\$2,001 to \$20,000.	\$210	2	D	Y
\$20,001 to \$50,000.	\$315	3	D	Y
\$50,001 to \$250,000.	\$420	4	D	Y
Inspection fees for developments exceeding \$250,000 are to be negotiated with the Health & Building Manager	Quotation		D	Y

PARTICULARS OF FEES OR CHARGES	Max number of site visitation/ building inspections	FEE TYPE	GST	
<u>CLASS 1 OR CLASS 4 SINGLE DWELLING BUILDINGS.</u>				
Value/Cost i.e. the cost as determined by Council (Using AIBS Building Cost Guide or other recognised industry costing guide) or the contract price if there is an all inclusive contract. Fee per dwelling.				
Not exceeding \$2,000.	\$105	1	D	Y
\$2,001 to \$20,000.	\$315	3	D	Y
\$20,001 to \$30,000.	\$420	4	D	Y
\$30,001 to \$100,000.	\$525	5	D	Y
\$100,001 to \$500,000.	\$630	6	D	Y
\$500,001 to \$1,000,000.	\$735	7	D	Y
\$1,000,001 to \$1,000,000.	\$840	8	D	Y
Inspection fees for developments exceeding \$1 Million are to be negotiated with the Health & Building Manager	Quotation		D	Y

<u>CLASS 1 DUAL OCCUPANCY DWELLINGS.</u>				
Value/Cost i.e. the cost as determined by Council (Using AIBS Building Cost Guide or other recognised industry costing guide) or the contract price if there is an all inclusive contract. Fee per dwelling.				
Not exceeding \$2,000.	\$160	1	D	Y
\$2,001 to \$20,000.	\$480	3	D	Y
\$20,001 to \$30,000.	\$640	4	D	Y
\$30,001 to \$100,000.	\$800	5	D	Y
\$100,001 to \$500,000.	\$960	6	D	Y
\$500,001 to \$1,000,000.	\$1120	7	D	Y
\$1,000,001 to \$1,000,000.	\$1280	8	D	Y
Inspection fees for developments exceeding \$1 Million are to be negotiated with the Health & Building Manager	Quotation		D	Y

PARTICULARS OF FEES OR CHARGES	Max number of site visitation/ building inspections	FEE TYPE	GST	
<p><u>MULTI-UNIT RESIDENTIAL DEVELOPMENT – INCLUDING CLASS 1 (3 OR MORE DWELLINGS IN ONE MULTI UNIT BUILDING), CLASS 2 AND CLASS 3 BUILDINGS.</u></p> <p>Value/Cost i.e. the cost as determined by Council (Using AIBS Building Cost Guide or other recognised industry costing guide) or the contract price if there is an all inclusive contract. Fee per dwelling. Fee is applied on a per Unit/dwelling/occupancy basis</p>				
Not exceeding \$20,000.	\$240	2	D	Y
\$20,001 to \$30,000.	\$320	3	D	Y
\$30,001 to \$150,000.	\$400	4	D	Y
\$150,001 to \$500,000.	\$480	5	D	Y
\$500,001 to \$1,000,000.	\$560	6	D	Y
\$1,000,001 to \$1,000,000.	\$640	7	D	Y
<p>Inspection fees for developments exceeding \$1 Million are to be negotiated with the Health & Building Manager</p>	Quotation		D	Y

PARTICULARS OF FEES OR CHARGES			FEE TYPE	GST
<u>COMMERCIAL, INDUSTRIAL, RETAIL - CLASS 5-9 BUILDINGS.</u>				
Value/Cost i.e. the cost as determined by Council (Using AIBS Building Cost Guide or other recognised industry costing guide) or the contract price if there is an all inclusive contract.				
Not exceeding \$10,000.	\$210	2	D	Y
\$10,001 to \$30,000.	\$315	3	D	Y
\$30,001 to \$50,000.	\$420	4	D	Y
\$50,001 to \$100,000.	\$525	5	D	Y
\$100,001 to \$150,000.	\$630	6	D	Y
\$150,001 to \$200,000.	\$735	7	D	Y
\$200,001 to \$250,000.	\$840	8	D	Y
\$250,001 to \$350,000.	\$1050	10	D	Y
\$350,001 to \$500,000.	\$1155	11	D	Y
\$500,001 to \$1,000,000.	\$1470	14	D	Y
\$1,000,001 to \$1,000,000.	\$1995	19	D	Y
Inspection fees for developments exceeding \$1 Million are to be negotiated with the Health & Building Manager	Quotation		D	Y

NOTES

1. The entire PCA fee is payable when Council is appointed as Principal Certifying Authority.
2. If Council is appointed to replace a private Accredited Certifier on a partially completed project then the full fee is payable.
3. Class 10 buildings will incur only one occupation certificate fee.
4. Additional inspection or re-inspection fees must be paid prior to any further inspections being carried out.
5. The full fees for the occupation certificate/s must be paid on lodgement of the Construction Certificate application and appointment of Council as the PCA.

PARTICULARS OF FEES OR CHARGES		FEE TYPE	GST
<u>OCCUPATION CERTIFICATES</u>			
Final or Interim Occupation Certificate Paid on appointment of Council as the PCA			
Note			
1) If interim Occupation Certificate is issued a further fee is applicable for the Final Occupation Certificate.			
2) Infrastructure SEPP Statement of Compliance set at same fee as Occupation Certificates for relevant forms of development.			
Class 10 Buildings up to \$50,000 in value.	\$60.00	D	Y
Class 10 Buildings above \$50,000 in value.	\$130.00	D	Y
Class 1 – 9 Buildings up to \$150,000 in value, or per Unit.	\$130.00	D	Y
Class 1 – 9 Buildings between &150,001 and \$350,000 in value	\$150.00	D	Y
Class 1 – 9 Buildings between \$350,001 and \$2 Million in value.	\$200.00	D	Y
Exceeding \$2 Million in value	\$320.00	D	Y

<u>OCCUPATION CERTIFICATES – CHANGE OF USE</u>			
Final or Interim Occupation Certificate for change of use when Council is not appointed as the PCA.			
NB. If interim Occupation Certificate is issued a further fee is applicable for the Final Occupation Certificate.			
Class 10 Building up to \$50,000 in value.	\$200.00	D	Y
Class 10 Buildings above \$50,000 in value.	\$400.00	D	Y
Class 1 – 9 Buildings up to \$150,000 in value, or per Unit.	\$200.00	D	Y
Class 1 – 9 Buildings between \$150,001 and \$2 million in value.	\$400.00	D	Y

Exceeding \$2 Million in value	\$600.00	D	Y
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<u>REFUNDS</u>			
<u>ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 (EP&AA) COMPLYING DEVELOPMENT CERTIFICATES, PART 4A CERTIFICATES & INFRASTRUCTURE SEPP CERTIFICATE SERVICES.</u>			
If the application for a Complying Development Certificates or EP&AA Part 4A Certificate is withdrawn before investigations are made 70% of fee shall be refunded.	70% of original fee	D	Y
If the application for a Complying Development Certificates or EP&AA Part 4A Certificate is withdrawn prior to the preparation of an assessment report 50% of fee shall be refunded.	50 % of original fee	D	Y
If the application for a Complying Development Certificates or EP&AA Part 4A Certificate is withdrawn after an assessment report has been prepared but before determination is made 25% of fee shall be refunded.	25 % of original fee	D	Y
If the application for a Complying Development Certificates or EP&AA Part 4A Certificate is withdrawn/cancelled after determination is made nil fees shall be refunded.	Nil	D	Y

<u>REFUNDS</u>			
<u>PRINCIPAL CERTIFYING AUTHORITY - INSPECTION SERVICES</u>			
Where PCA services are cancelled the number of inspections or site visitations shall be established and deducted from the original fee based on the prescribed rate for inspection at the time of the cancellation request.	Number of inspections/site visitations to be determined at the time of cancellation of services and deducted from the original fee	D	Y

CERTIFICATE COPIES

Endorsed copies of Environmental Planning & Assessment Act Complying Development Certificates and Part 4A Certificates	\$30.00 EACH	D	Y
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