

BUILDING FEES & CHARGES

2009 / 2010

Assessment of Fees - General Information

Development Applications involving Building Works, are subject to the applicant bearing all costs involved in relation to further referral to a Building Certifier or Engineering Consultant of Council's choice, where it is found necessary to obtain further information or an independent assessment, of an application. Any addition fee shall be paid prior to any approval being issued.

Prescribed fees must be paid to the Council at the time of making application or other request for service unless alternative arrangements for payment have been made in writing prior to making application.

For the purposes of fee calculation:

1. The fee schedule is based upon fixed fees, sliding fee scales based on floor area of a Fee on Application (FOA).
2. Developments of multiple building classifications are to be calculated separately by applying the fee appropriate to the individual building classification and the sum of assessments will be the total charge for that service.
3. The floor area for class 1 building (s) is the gross floor area of all floors measured over the enclosing walls and including the areas of any attached verandah, roofed terrace, roofed patio, garage and carport. If there are no enclosing walls, the plan area under the roof (s) shall be included as part of the floor area.
4. In respect of a Building works application (s) for the erection of, or addition to a building or structure, the floor area shall be measured over the external walls and shall include the floor area of each story and the plan area of the roof of any attached verandah, awning, carport, mezzanine or the like. If there are no enclosing walls, the plan area under the roof (s) shall be used.
5. In respect of a Building works application (s) for the alteration to an existing building or structure, the floor area shall be measured inside the enclosing walls or if there are no enclosing walls, the plan area under the roof (s) shall be used.
6. Where it is provided that a fee is a minimum fee or is a Fee on Application, the minimum fee shall be paid at the time of making application or other request for service until the assessment of the activity can be determined and if it requires further fees these will be payable to the Council before plans are released. For the purpose of Fee calculations, Fee variation to prescribed fees and / or requirements, a delegated Council Officer shall determine the appropriate Fee (s) to be paid in full before the provision of the service.

In determining the Fee on Application (FOA), the delegated officer will make an informed judgement and estimate of the resources required to carry out the necessary administration and assessments of the particular proposal or service requested.

This will include the consideration of:

- (1) the number of properties;
- (2) the development and associated works applications;
- (3) the number and duration of attendances to gather and interpret information;
- (4) to inspect and collate the records;
- (5) the degree of complexity and contention in the material involved;
- (6) of any decision to be made and of any reports to be written;
- (7) the number of Council personnel concerned;
- (8) the time spent travelling;
- (9) the cost of any consultants, experts or professionals that may be required to assist in determining the application.

The Fee determination is to be based on a fee for service principle.

CLASS	BUILDING DESCRIPTION	FEE	GST STATUS	R / C	STATUTORY REFERENCE
NEW BUILDINGS					
1	Single Dwelling & Duplex	\$3.60 / m2 - (Min \$720.00 - 200 m2)	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	Plus:- Energy Efficiency Certification (if not included in initial application)	\$155.00	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	Relocated Dwellings	As per Single dwelling plus:-			
		1) \$15,000 (Urban area) or \$5000 (Rural area) refundable cash bond or bank guarantee (minimum)			
		2) Inspection:			
		a) \$110.00/hr - min fee of \$330.00 and			
		b) 90 cents per km both ways, or			
		c) detailed Inspection Report by a Competent Person approved by the Director of Planning & Environment			
	Wide load permit				
	Septic Tank Installation Inspection				
2 & 3	Accommodation Units & Guest Houses, Residential Part of Motels, etc	\$ 3.95 (min \$1185.00 - 300 / m2)	GST Inclusive	R	Local Government Act S. 36 (2) (c)
4 to 9 Commercial					
	1 - 100m2	\$7.75 (min \$620.00 - 80m2)	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	101 - 250m2	\$7.75 (min \$1162.50 - 150m2)	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	251 - 500m2	\$5.20 (min \$1810.00 - 350 m2)	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	>500m2	\$5.20 (min \$3,365.50 - 650m2)	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	Referral to QLD Fire & Rescue for floor areas >500m2	\$82.00	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	Energy Efficiency Certification - Commercial	\$256.75	GST Inclusive	R	Local Government Act S. 36 (2) (c)
10a	Domestic Sheds and Carports	\$3.70 (min 222.00 - min 60m2)	GST Inclusive	R	Local Government Act S. 36 (2) (c)

CLASS	BUILDING DESCRIPTION	FEE	GST STATUS	R / C	STATUTORY REFERENCE
	<i>(incl Final Inspection only)</i>				
10b	Pools & Pool Fencing	\$530.00	GST Inclusive	R	Local Government Act S. 36 (2) (c)
10b	Fencing >2m High	\$2.00 per lineal metre (min \$180.00)	GST Inclusive	R	Local Government Act S. 36 (2) (c)
10b	Advertising Signs, Masts, Towers etc	\$185.00	GST Inclusive	R	Local Government Act S. 36 (2) (c)
ADDITIONS & ALTERATIONS TO BUILDINGS					
1	Single Dwelling & Duplex	\$2.70 (min \$545.00 - 200m2)	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	Plus:-				
	Energy Efficiency Certification (if not included in initial application)	\$155.00	GST Inclusive	R	Local Government Act S. 36 (2) (c)
2 & 3	Accommodation Units & Guest Houses, Residential Parts of Motels etc.,	\$3.00 (min \$890.00 - 300m2)	GST Inclusive	R	Local Government Act S. 36 (2) (c)
4 to 9 Commercial					
	1 - 100m2	\$5.80 (min \$462.00 - 80m2)	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	101 - 250m2	\$5.80 (min \$868.00 - 150m2)	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	251 - 500m2	\$4.20 (min \$1,470.00 - 350m2)	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	>500m2	\$4.20 (min \$2,730.00 - 650m2)	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	Referral to QLD Fire & Rescue for floor areas >50	\$82.00	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	Energy Efficiency Certification - Commercial	\$260.00	GST Inclusive	R	Local Government Act S. 36 (2) (c)
10a	Domestic Sheds and Carports	\$2.45 (min 148.00 - min 60m2)	GST Inclusive	R	Local Government Act S. 36 (2) (c)
10b	Pools & Pool Fencing	\$335.00	GST Inclusive	R	Local Government Act S. 36 (2) (c)
10b	Fencing >2m High	\$2.00 per lineal metre (min \$120.00)	GST Inclusive	R	Local Government Act S. 36 (2) (c)
10b	Advertising Signs, Masts, Towers etc	\$185.00	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	Restumping Dwelling	\$250.00	GST Inclusive	R	Local Government Act S. 36 (2) (c)

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DEMOLITION APPROVALS					
	Demolition of Building - (Does not apply to Building Relocated to another site)	\$2.00 per m2 of existing floor area to be Demolished, with a minimum fee of \$450.00; plus Refundable bond of \$1000.00 (to ensure site is left in a clean and tidy condition)	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	Bond will be refunded when the site has been cleared to the satisfaction of the Building Certifier				
PRIVATE CERTIFICATION					
	Private Certification Application Lodgment Fee for buildings 100 m2 & over	\$77.00	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	Information Retrieval Fee	\$11.50	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	Amendments to Approved Plans	\$185.00	GST Inclusive	R	Local Government Act S. 36 (2) (c)
MISCELLANEOUS					
	Certificate of Classification	\$70.00	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	Building Records Search	\$70.00	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	Building Approval Compliance Inspection URBAN	\$280.00	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	Building Approval Compliance Inspection RURAL	\$ 205.00 plus \$ 62.00 per hour (or part thereof) plus travel @ .525 cents per km	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	Existing Pool Fence Compliance (includes report)	\$280.00	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	Miscellaneous Inspections	\$180.00	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	Additional Building Inspections (Reinspections – outside the standard inspections e.g. Footings / Slab, Frame, Final)	\$ 90.00 per inspection	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	Inspection QDC14 – Fire Safety in Budget Accommodation Buildings				
	Fee – Triennial Inspection (every three years)	FREE (IPOLA Act 2006 Section 12R)			
	Additional Inspections	\$225.00	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	Records Search (includes Building Search)	©	GST Inclusive	R	Local Government Act S. 36 (2) (c)

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1.	Photocopying of Plans:-				
1.1	AO – A2 Black & White	\$12.00	GST Inclusive	C	
1.2	A3 Black & White	\$4.00	GST Inclusive	C	
1.3	A4 Black & White	\$2.00	GST Inclusive	C	
1.4	AO – A2 Colour	\$20.00	GST Inclusive	C	
1.5	A3 Colour	8.00	GST Inclusive	C	
1.6	A4 Colour	4.00	GST Inclusive	C	
	Building Information Request Form 19 (Private Certification)	\$80.00 per hour (Minimum \$120.00)	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	Private Certification Document Archival Lodgement Fee	\$77.00	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	Inspection of Premises for Unapproved Building Work (Physical Inspection of Site, plus report)	\$180.00	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	Request for Flood Level Information	\$ 80.00 per Hour with minimum of \$ 120.00	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	Change of Classification – Classes 2 - 9	50% of appropriate fee as for Additions and Alterations to a Building			
	Request for Classification Certificate (includes inspection of building) URBAN	\$180.00	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	Request for Classification Certificate (includes inspection of building) RURAL	\$ 180.00 plus travel	GST Inclusive	R	Local Government Act S. 36 (2) (c)
	Travelling	.90 cents per km both ways, plus \$110.00 per hour	GST Inclusive	R	Local Government Act S. 36 (2)

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