

Building Services Fees 2018-2019

BUILDING PERMITS

The Building Permit application fee can have up to three components depending on the cost of works:

- Building Application Fee: Based on cost of works (must include all material and labour), and if applicable:
- Lodgement Fee: To cover storage of the building permit for life of the building;
- Building Levy (for works over \$10,000): Funds the building control system in Victoria. This levy is forwarded to the Victoria Building Authority by the building surveyor.

Building Permit Fee \$ _____ + Lodgement Fee \$ _____ + Building Levy \$ _____ = \$ _____
 (refer to relevant fee below) (if applicable) (if applicable) TOTAL

FEE TYPE (based on cost of works)	FEE	GST	TOTAL	COMMENT
MINOR WORKS				BUILDING PERMIT FEE
Cost < \$5,000	324.55	32.45	357.00	Class 1ai - Dwelling (verandah, deck, etc) Class 10a - Garages, carports, sheds Class 10b - Pools/Spas, retaining wall, fences Class 10c - Bushfire Shelters
Cost < \$10,000	440.91	44.09	485.00	
Cost < \$20,000	727.27	72.73	800.00	
Cost > \$20,000	836.36	83.64	920.00	
Class 10b Safety Barrier	231.82	23.18	255.00	
DOMESTIC WORKS				BUILDING PERMIT FEE
Cost < \$5,000	324.55	32.45	357.00	Class 1a - Dwelling, units, etc. Class 1b - Boarding house, guest house, etc. (not exceeding 300m ² and less than 12 persons accommodated) (New, Extensions, Alterations, Change of Use, Etc.)
Cost < \$10,000	440.91	44.09	485.00	
Cost < \$15,000	604.55	60.45	665.00	
Cost < \$25,000	745.45	74.55	820.00	
Cost < \$50,000	1,172.73	117.27	1,290.00	
Cost < \$75,000	1,359.09	135.91	1,495.00	
Cost < \$100,000	1,640.91	164.09	1,805.00	
Cost < \$150,000	1,754.55	175.45	1,930.00	
Cost < \$200,000	2,150.00	215.00	2,365.00	
Cost < \$250,000	2,318.18	231.82	2,550.00	
Cost < \$300,000	2,550.00	255.00	2,805.00	
Cost > \$300,000	3,013.64	301.36	3,315.00	
COMMERCIAL WORKS				
Cost < \$5,000	417.27	41.73	459.00	Class 2 – Building containing 2 or more sole-occupancy units each being a separate dwelling Class 3 – Building other than class 1 or 2 used for long term or transient living of unrelated persons Class 4 – Dwelling in a Class 5-9 building if it is the only dwelling in the building Class 5 – Office, excluding Class 6-9 Class 6 – Shop, sale of goods, supply of service Class 7 – Carpark, warehouse, wholesale Class 8 – Laboratory, production Class 9 – Health care, school, assembly building, aged care (New, Extensions, Alterations, Change of Use, Etc.)
Cost < \$10,000	586.36	58.64	645.00	
Cost < \$20,000	890.91	89.09	980.00	
Cost < \$50,000	1,281.82	128.18	1,410.00	
Cost < \$100,000	1,995.45	199.55	2,195.00	
Cost < \$200,000	2,550.00	255.00	2,805.00	
Cost < \$500,000	3,163.64	316.36	3,480.00	
Cost < \$600,000	3,795.45	379.55	4,175.00	
Cost < \$700,000	4,427.27	442.73	4,870.00	
Cost < \$800,000	4,418.18	441.82	4,860.00	
Cost < \$900,000	5,700.00	570.00	6,270.00	
Cost < \$1,000,000	5,818.18	581.82	6,400.00	
Cost < \$1,500,000	8,672.73	867.27	9,540.00	
Cost < \$2,000,000	10,609.09	1,060.91	11,670.00	
Cost > \$2,000,000	12,854.55	1,285.45	14,140.00	
ADDITIONAL FEES				
Lodgement Fee*	118.90	-	118.90	
Building Levy*	Cost x \$0.00128			Works over \$10,000 only
OTHER RELEVANT FEES				
Permit Amendments	180.91	18.09	199.00	Amendment to Plans/Permit
Extension of Time	180.91	18.09	199.00	Must be applied for before expiration
Re-Erection Bond*	\$10,000 or cost of works, whichever is lesser (returned on completion)			
Demolition Bond*	\$100 per sqm or cost of works, whichever is lesser (returned on completion)			
ADDITIONAL INSPECTIONS				
Domestic - within 20km of Colac	209.09	20.91	230.00	If additional inspections required
Commercial - within 20km of Colac	260.00	26.00	286.00	If additional inspections required
Outside 20km of Colac	1.00	0.10	1.10	In addition to Inspection Fee

Please refer to notes on rear of this page for further information

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OTHER FEES

The below fees apply to other applications and services the Building Department provide. Application forms are available on Council's website, via email on request or Council office's at Colac and Apollo Bay.

Fee Type	Fee	GST	Total	Comment
REPORT AND CONSENT APPLICATION				
Demolition Consent*	83.10	-	83.10	Sec29a
Report & Consent*	283.40	-	283.40	Fee is per consent requested
Adjoining Owner - Council Notice	22.73	2.27	25.00	per property if Council carries out
ENFORCEMENT - BUILDING NOTICES/ORDERS				
Building Notice - Administration	880.91	88.09	969.00	Building Notice
Building Order - Administration	556.36	55.64	612.00	Building Order, Minor Works Order
Infringement Notice (2 Penalty Units)*	Penalty Unit - \$161.19		322.40	Non-compliant Safety Barriers
COPIES OF PERMITS/PLANS				
Search Fee (post 1994)	100.00	10.00	110.00	
Archive Search (pre 1994)	200.00	20.00	220.00	
PLACE OF PUBLIC ENTERTAINMENT/TEMPORARY SITING PERMITS				
Place of Public Entertainment	777.27	77.73	855.00	
Siting of Temporary Structure	454.55	45.45	500.00	
PoPE & Siting - Combined	786.36	78.64	865.00	PoPE & Siting Permit Combined
Priorty Fee - In Addition to Above	454.55	45.45	500.00	For Urgent Permits
Multi Year Permits	227.27	22.73	250.00	For each additional year
BUILDING AUDITS				
Safety Barrier Inspection				
Essential Safety Measures	602.73	60.27	663.00	
PROPERTY INFORMATION CERTIFICATE				
Property Information Request*	46.10	-	46.10	

Report & Consent: Report & Consent – Siting variation, this fee is charged per regulation you're requesting to vary
 Adjoining Owners Comments – Fee for Council to undertake request for adjoining owners comments on your behalf
 Demolition Consent - for complete or partial demolition of a building

Enforcement: Building Notice Fee - Administration fee for the processing of a Building Notice, including inspections, document assessment and other administration requirements relating to the resolution of the Building Notice
 Building Order Fee - Administration fee for the processing of a Building Order or Minor Works Order. Includes inspections, document assessment and other administration requirements relating to the resolution of the Building Order

Copies of Building Permits or Plans: Search fee for obtaining copy of building permit or plans. This is a non-refundable fee and while every effort is made there is no guarantee documents can be located.

Place of Public Entertainment/Temporary Siting: PoPE - Permit to ensure event complies with building legislation
 Temporary Structure – Permit to ensure Marquee, tent, stage, etc. complies with building legislation

Building Audits: Safety Barrier Audit – Inspection of swimming pool or spa safety barrier to ensure compliance
 Essential Safety Measures – Inspection of ESM requirements in commercial or public buildings

Property Information Certificate: Fee for property information for sale of property (i.e. building permits issued in last 10 years) or building on the property (i.e. bushfire prone, flood prone).

- Notes:**
- * Indicates fee set by Victorian Building Authority under the Building Regulations 2018
 - Cost of works must include material & labour at a commercial cost.
 - The Building Permit fee covers application assessment, issuance of Building Permit, up to 4 inspections, and issuance of Final Certificate/Occupancy Permit
 - Classification descriptions are summarised only. Full classification of buildings can be found in the Building Code of Australia Volume 1