

# Building Services Fees 2023-2024

## BUILDING PERMITS – (Private Building Surveyors issue building permits in the Colac Otway Shire)

- \* Indicates Statutory fee set by Victorian Building Authority VBA under the Building Regulations 2018.  
Statutory fees **DO NOT** incur GST.
- **Building Application Fee:** Based on cost of works. (Cost of works must include material & labour at a **commercial cost** and **NOT** owner builder cost) and if applicable:
- **Lodgement Fee:** To cover storage of the building permit for life of the building (excludes community residential buildings, e.g. disability homes, aged care, prisons, etc.);
- **Building Levy (for works over \$10,000):** Funds the building control system in Victoria.  
As of 1<sup>st</sup> July 2019 Building Levy is paid directly to Victoria Building Authority (VBA).

Building Permit Fee \$ \_\_\_\_\_ + Lodgement Fee \$ \_\_\_\_\_ = \$ \_\_\_\_\_  
(refer to relevant fees below) TOTAL

MINOR WORKS	APPLICABLE FEE \$	CODE Office Use	RECEIPT Office Use	COMMENT
Cost < \$5,000	785.00	BPMIN WORKS	913	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	1065.00			
Cost < \$20,000	1745.00			
Cost > \$20,000	2010.00			
<b>DOMESTIC WORKS</b>				
Cost < \$5,000	785.00	BPDOM WORKS	800	Class 1a - Dwelling, units, etc. Class 1b - Boarding house, guest house, etc. (not exceeding 300m <sup>2</sup> and less than 12 persons accommodated)  (New, Extensions, Alterations, Change of Use, Etc.)
Cost < \$10,000	1065.00			
Cost < \$15,000	1455.00			
Cost < \$25,000	1800.00			
Cost < \$50,000	2820.00			
Cost < \$75,000	3265.00			
Cost < \$100,000	3940.00			
Cost < \$150,000	4205.00			
Cost < \$200,000	5150.00			
Cost < \$250,000	5560.00			
Cost < \$300,000	6120.00			
Cost > \$300,000	7230.00			
<b>COMMERCIAL WORKS</b>				
Cost < \$5,000	1005.00	BPCOM WORKS	812	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	1415.00			
Cost < \$20,000	2140.00			
Cost < \$50,000	3080.00			
Cost < \$100,000	4780.00			
Cost < \$200,000	6120.00			
Cost < \$500,000	7580.00			
Cost < \$600,000	9090.00			
Cost < \$700,000	10600.00			
Cost < \$800,000	10580.00			
Cost < \$900,000	13660.00			
Cost < \$1,000,000	13930.00			
Cost < \$1,500,000	20760.00			
Cost < \$2,000,000	25400.00			
Cost > \$2,000,000	30780.00			
Lodgement Fee* Reg. 45 (Private Surveyor Section 30 – Building Permit)	130.90	302	829	Section 80 (Notification/advising Council. No Charge)
Permit Amendments	222.00	306	833	Amendment to Plans/Permit
Extension of Time	222.00	307	834	Must be applied for before expiration
Demolition or Removal Bond*	\$100 per sqm or cost of works , whichever is lesser (returned on completion)			
Re-Erection Bond*	\$10,000 or costs of works, whichever is lesser (returned on completion)			

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	APPLICABLE FEE \$	CODE <i>Office Use</i>	RECEIPT <i>Office Use</i>	
<b>ADDITIONAL INSPECTIONS</b>				
Domestic - within 20km of Colac	246.00	308	835	If additional inspections required
Commercial – within 20km of Colac	307.00	335		If additional inspections required
Outside 20km of Colac	1.25	336		In addition to Inspection Fee, per km

## OTHER FEES

Please refer to notes on last page for further information

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.

<b>REPORT AND CONSENT APPLICATION – Reg. 36</b>				
Demolition Consent*	91.40	304	831	Sec29a
Report & Consent* - Siting/Projections/Flooding/Septic	311.80	305	832	Fee is per consent requested. Application referred under Reg. 132(1) or 134(2) or Pt. 5, 6, or 10
Adjoining Owner - Council Notice	25.00	324	837	per property if Council carries out
<b>ENFORCEMENT - BUILDING NOTICES/ORDERS</b>				
Infringement Notice (2 Penalty Units) Penalty Unit @ \$192.31*	384.60			
<b>SEARCH &amp; COPY – PERMITS/PLANS</b>				
Search Fee (Post 1994)	123.00		839	
Archive Search (Pre 1994)	245.00		839	
<b>PLACE OF PUBLIC ENTERTAINMENT (PoPE) / TEMPORARY SITING PERMITS</b>				
<b>PoPE Permit Single Event</b>				
PoPE <500 People	300.00	325	911	
PoPE 500–2000 People	625.00	326		
PoPE >2000 People	950.00	327		
<b>PoPE Permit Multi Year Event – (In addition to Single Event fee)</b>				
PoPE <500 People	163.00	328	911	Additional per year fee
PoPE 500-2000 People	217.00	329		Additional per year fee
PoPE >2000 People	271.00	330		Additional per year fee
<b>Application for Siting of Temporary Structure associated with PoPE (In addition to PoPE fee)</b>				
Temporary Structure Siting Permit	88.00	331	911	Per Structure
<b>Application for Siting of Temporary Structure NOT associated with a PoPE</b>				
Temporary Structure Siting Permit	157.00	332	911	Single Event Per Structure
Multi Years - Temporary Structure Siting Permit	105.00	333		Additional per year fee. In addition to above Single Event fee Per Structure
<b>Late Application for PoPE or Siting of Temporary Structure</b>				
Application for PoPE or Temporary Structure Siting Permit made less than 21 days from the Scheduled event	555.00	334	911	In addition to application fee
<b>BUILDING AUDITS</b>				
Essential Safety Measures	715.00	323	921	
<b>PROPERTY INFORMATION CERTIFICATE Reg. 52 (fee for the provisions of info. under Reg. 51(1),(2) or (3))</b>				
Property (Land) Information Request*	50.70	303	830	Reg. 133(2) LPOD \$155.30 (Infrastructure)

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	APPLICABLE FEE \$	CODE <i>Office Use</i>	RECEIPT <i>Office Use</i>	
<b>REGISTRATION OF SWIMMING POOLS – Sec. 9A Building Reg. 2018</b>				
Application for Registration*	34.20	402	870	Reg. 147P (2.15 fee units)
Information Search*	50.70	403	871	Reg. 147P (3.19 fee units)
Lodgement of Certificate – Pool Barrier Compliant*	21.90	404	872	Reg. 147X (1.38 fee units)
Lodgement of Certificate – Pool Barrier Non-Compliant*	413.40	405	873	Reg. 147ZJ (26 fee units)
Failure to Register within timeframe*	385.00	406	874	Reg. 147L (2 penalty units)
Failure to lodge Cert of Compliance	385.00	407	875	Reg. 147V(1) (2 Penalty Units)
Failure to pay Lodgement fee – 2 Penalty Units	385.00			

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 owner's comments on your behalf Demolition Consent - for complete or partial demolition of a building
Copies of Building Permits or Plans:	Search fee for obtaining copy of building permit or plans. This is a <b>non-refundable</b> 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:	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:**
- 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