



Building Services Fees 2024-2025

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 1st 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	815.00	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	1105.00			
Cost < \$20,000	1810.00			
Cost > \$20,000	2085.00			
DOMESTIC WORKS				
Cost < \$5,000	815.00	BPDOM WORKS	800	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	1105.00			
Cost < \$15,000	1510.00			
Cost < \$25,000	1865.00			
Cost < \$50,000	2920.00			
Cost < \$75,000	3380.00			
Cost < \$100,000	4080.00			
Cost < \$150,000	4355.00			
Cost < \$200,000	5340.00			
Cost < \$250,000	5760.00			
Cost < \$300,000	6340.00			
Cost > \$300,000	7490.00			
COMMERCIAL WORKS				
Cost < \$5,000	1045.00	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	1465.00			
Cost < \$20,000	2215.00			
Cost < \$50,000	3190.00			
Cost < \$100,000	4950.00			
Cost < \$200,000	6340.00			
Cost < \$500,000	7850.00			
Cost < \$600,000	9410.00			
Cost < \$700,000	10980.00			
Cost < \$800,000	10960.00			
Cost < \$900,000	14140.00			
Cost < \$1,000,000	14420.00			
Cost < \$1,500,000	21490.00			
Cost < \$2,000,000	26290.00			
Cost > \$2,000,000	31860.00			
Lodgement Fee* Reg. 45 (Private Surveyor Section 30 – Building Permit)	134.40			
Permit Amendments	230.00	306	833	Amendment to Plans/Permit
Extension of Time	230.00	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>	
ADDITIONAL INSPECTIONS				
Domestic - within 20km of Colac	256.00	308	835	If additional inspections required
Commercial – within 20km of Colac	320.00	335		If additional inspections required
Outside 20km of Colac	1.30	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.

REPORT AND CONSENT APPLICATION – Reg. 36				
Demolition Consent*	93.90	304	831	Sec29a
Report & Consent* - Projections/ Flooding/Septic	320.25	305	832	Fee is per consent requested. Application referred under Reg. 132(1) or 134(2) Pt. 6, or 10
Report & Consent* - Siting	448.30	318	842	36(2) – Pt. 5
Adjoining Owner - Council Notice	26.00	324	837	per property if Council carries out
ENFORCEMENT - BUILDING NOTICES/ORDERS				
Infringement Notice (2 Penalty Units) Penalty Unit @ \$197.59*	395.20			
SEARCH & COPY – PERMITS/PLANS				
Search Fee (Post 1994)	128.00		839	On Site
Archive Search (Pre 1994)	254.00		839	Off Site
PLACE OF PUBLIC ENTERTAINMENT (PoPE) / TEMPORARY SITING PERMITS				
PoPE Permit Single Event				
PoPE <500 People	311.00	325	911	
PoPE 500–2000 People	650.00	326		
PoPE >2000 People	985.00	327		
PoPE Permit Multi Year Event Max 5 Years – (In addition to Single Event fee)				
PoPE <500 People	169.00	328	911	Additional per year fee
PoPE 500-2000 People	225.00	329		Additional per year fee
PoPE >2000 People	281.00	330		Additional per year fee
Application for Siting of Temporary Structure associated with PoPE (In addition to PoPE fee)				
Temporary Structure Siting Permit	92.00	331	911	Per Structure
Application for Siting of Temporary Structure NOT associated with a PoPE				
Temporary Structure Siting Permit	163.00	332	911	Single Event Per Structure
Multi Years - Temporary Structure Siting Permit	109.00	333		Additional per year fee. In addition to above Single Event fee Per Structure
Late Application for PoPE or Siting of Temporary Structure				
Application for PoPE or Temporary Structure Siting Permit made less than 21 days from the Scheduled event	575.00	334	911	In addition to application fee
BUILDING AUDITS				
Essential Safety Measures	745.00	323	921	
PROPERTY INFORMATION CERTIFICATE Reg. 52 (fee for the provisions of info. under Reg. 51(1),(2) or (3))				
(PIA) Property (Land) Information Request*	52.10	303	830	Reg. 133(2) LPOD \$231.40 (Infrastructure)



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	APPLICABLE FEE \$	CODE <i>Office Use</i>	RECEIPT <i>Office Use</i>	
REGISTRATION OF SWIMMING POOLS – Sec. 9A Building Reg. 2018				
Application for Registration*	35.10	402	870	Reg. 147P(2) (2.15 fee units)
Information Search*	52.10	403	871	Reg. 147P(3) (3.19 fee units)
Lodgement of Certificate – Pool Barrier Compliance*	22.55	404	872	Reg. 147X(2) (1.38 fee units)
Lodgement of Certificate – Pool Barrier Non-Compliance*	424.60	405	873	Reg. 147ZJ(2) (26 fee units)
Failure to Register*	395.20	406	874	Reg. 147L-O(2) (2 penalty units)
Failure to lodge Cert of Compliance	395.20	407	875	Reg. 147V(1) 147ZC (2 Penalty Units)
Failure to pay Lodgement fee – 2 Penalty Units	395.20	408	876	Reg. 147X(3), 147ZJ(4) (2 Penalty Units)

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 **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: 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