

# BUILDING FEES & CHARGES SCHEDULE

## 2020/2021



Regulatory fees in effect from 1 July 2019

Council fees in effect from 29 July 2020

### DISCLAIMER

This document has been published by the City of Bunbury as a guide only. Any information provided in this document is made in good faith and on the basis that the City of Bunbury, its employees and agents are not liable for any damages or losses whatsoever that may occur as a result of action taken or not taken in respect to any information stated or implied herein. Information pertaining to this document may be subject to change without notice, and should be checked against Council's adopted Schedule of Fees and Charges for the financial year regarding any modifications or amendments subsequent to the document's publication.

BUILDING SERVICES	FEES / CHARGES
<b>Permit Authority Services</b>	
<b>Division 1 – Applications for Building Permits and Demolition Permits</b>	
1. Certified application (BA1) for a building permit (s. 16(l)):	
(a) for building work for a residential Class 1 or Class 10 building or incidental structure -	\$105.00 (nil GST)* up to \$20,000 in estimated value (GST exclusive)*  0.19% (nil GST)* where greater than \$20,000 in estimated value (GST exclusive)*  plus BSL and CTFL as applicable*
(b) for building work for a commercial Class 2 to Class 9 building or incidental structure -	\$105.00 (nil GST)* up to \$20,000 in estimated value (GST exclusive)*  0.09% (nil GST)* where greater than \$20,000 in estimated value (GST exclusive)*  plus BSL and CTFL as applicable*
2. Uncertified application (BA2) for a building permit (s. 16(l)) for building work for a residential Class 1 or Class 10 building or incidental structure -	\$105.00 (nil GST)* up to \$20,000 in estimated value (GST exclusive)*  0.32% (nil GST)* where greater than \$20,000 in estimated value (GST exclusive)*  plus BSL and CTFL as applicable*
3. Application (BA5) for a demolition permit (s. 16(l)):	
(a) for demolition work in respect of a residential Class 1 or Class 10 building or incidental structure -	\$105.00 (nil GST)*  plus BSL and CTFL as applicable*
(b) for demolition work in respect of a commercial Class 2 to Class 9 building or incidental structure -	\$105.00 (nil GST)* for each storey of the building  plus BSL and CTFL as applicable*
4. Application (BA22) to extend the time during which a building permit or demolition permit has effect (s. 32(3)(f)) -	\$105.00 (nil GST)*

BUILDING SERVICES		FEES / CHARGES
<b>Notes:</b>		
<p>(1) Class 1 or Class 10 buildings under the Building Code of Australia (BCA) are residential and include dwellings, carports, sheds, patios, etc.</p> <p>(2) Class 2 to Class 9 buildings under the BCA are commercial and include offices, shops, showrooms, warehouses, factories, schools, etc.</p> <p>(3) Regulatory fees* applying to application types in items 1 to 4 are based on the minimum fees prescribed in Schedule 2 – Fees of the <i>Building Regulations 2012</i>.</p> <p>(4) Regulatory fee applicable in items 1 to 4 do not include the Building Commission’s charged Building Services Levy (BSL) and Construction Training Fund Levy (CTFL) fees where applicable.</p> <p>(5) Nil GST is applicable to all application types in items 1 to 4.</p> <p>(6) All application fees are calculated based on the estimated value of the building work (i.e. reference Cordell commercial, industrial and housing building cost guide for WA) and in accordance with Schedule 1 - Estimated value of building work of the <i>Building Regulations 2012</i>.</p> <p>(7) The application fees charged in items 1(a) and (b) apply to the granting of a building permit only.</p> <p>(8) The application fees charged in item 2(a) and (b) encompass both the issuing of the certification and the building permit.</p>		
<b>Division 2 – Applications for Occupancy Permits and Building Approval Certificates</b>		
1. Application (BA9) for an occupancy permit for a completed commercial Class 2 to Class 9 building (s. 46) -	\$105.00 (nil GST)*	
2. Application (BA9) for a temporary occupancy permit (Class 2 to 9) for an incomplete building (s. 47) -	\$105.00 (nil GST)* plus BSL of \$61.65 (nil GST)*	
3. Application (BA9) for modification for an occupancy permit (Class 2 to 9) for additional use of a building on a temporary basis (s. 48) -	\$105.00 (nil GST)*	
4. Application(BA9) for a replacement occupancy permit (Class 2 to 9) for permanent change of building use or classification (s. 49) -	\$105.00 (nil GST)* plus BSL of \$61.65 (nil GST)*	
5. Application (BA11) for an occupancy permit (Class 2 to 9) or building approval certificate (BA15 application) (Class 1 and 10) for registration of strata scheme or plan of re-subdivision (s. 50(1) or (2)) -	\$11.60 for each strata unit covered by the application, but not less than \$115.00 (nil GST)* plus BSL of \$61.65 (nil GST)*	
6. Application (BA9) for an occupancy permit (Class 2 to 9) for a building in respect of which unauthorised work has been done (s. 51(2)) -	\$105.00 (nil GST)* up to \$20,000 in estimated value (GST exclusive)*  0.18% (nil GST)* where greater than \$20,000 in estimated value (GST exclusive)*  plus BSL and CTFL as applicable*	
7. Application (BA13) for a building approval certificate (Class 1 and 10) for a building or an incidental structure in respect of which unauthorised work has been done (s. 51.(3)) -	\$105.00 (nil GST)* up to \$20,000 in estimated value (GST exclusive)*  0.38% (nil GST)* where greater than \$20,000 in estimated value (GST exclusive)*  plus BSL and CTFL as applicable*	

BUILDING SERVICES	FEES / CHARGES
8. Application (BA9) to replace an occupancy permit (Class 2 to 9) for a building with existing authorisation (s. 52(1)) -	\$105.00 (nil GST)* plus BSL of \$61.65 (nil GST)*
9. Application (BA13) for a building approval certificate (Class 1 and 10) for an existing building or an incidental structure where unauthorised work has not been done (s. 52(2)) -	\$105.00 (nil GST)* plus BSL of \$61.65 (nil GST)*
10. Application (BA23) to extend the time during which an occupancy permit (Class 2 to 9) or building approval certificate (Class 1 and 10) has effect (s. 65(3)(a)) -	\$105.00 (nil GST)*
<b>Notes:</b> (1) Regulatory fee* charged in item 1 only applies to the issuing of occupancy permits for completed commercial Class 2 to 9 buildings. (2) Nil GST is applicable to all application types in items 1 to 10. (3) All application fees are calculated based on the estimated value of the building work exclusive of GST.	
<b>Building Commission Levies</b>	
<b>Building Services Levy (BSL)</b>	
1. Building Services Levy fee for applications for a building permit or demolition permit -	\$61.65 (nil GST)* up to \$45,000 in estimated value (GST exclusive)*  0.137% (nil GST)* where greater than \$45,000 in estimated value (GST exclusive)*
2. Building Services Levy fee for applications for an occupancy permit or building approval certificate for an approved building -	\$61.65 (nil GST)*
3. Building Services Levy fee for applications for an occupancy permit or building approval certificate for an unauthorised building -	\$123.30 (nil GST)* up to \$45,000 in estimated value (GST exclusive)*  0.274% (nil GST)* where greater than \$45,000 in estimated value (GST exclusive)*
<b>Building Construction Industry Training Fund Levy (BCITF)</b>	
4. Building Construction Industry Training Fund Levy fee -	0.2% of estimated value (GST inclusive)* where greater than \$20,000 in estimated value (GST exclusive)*
<b>Notes:</b> (1) Regulatory fees* applying to applications in items 1 to 3 are based on the fees prescribed in Part 3 - Building services levy of the <i>Building Services (Compliant Resolution and Administration) Regulations 2011</i> . (2) Regulatory fee applying to application types in item 4 is charged at a rate based on the value of construction work, as prescribed in the <i>Building and Construction Industry Training Levy Act 1990</i> and the <i>Building and Construction Industry Training Fund and Levy Collection Regulations 1991</i> . (3) Nil GST is applicable to all application types in items 1 to 4. (4) The BSL fee applicable in item 1 is payable on all building permit and demolition permit applications with an estimated value of the building work being up to \$45,000 (GST exclusive), otherwise the fee is charged at 0.137% of the actual estimated	

BUILDING SERVICES		FEES / CHARGES
value of the building work (GST exclusive).		
(5)	The BCITF levy is only payable for building, demolition or occupancy permit applications for works with an estimated value greater than \$20,000 (GST exclusive).	
(6)	Fee charged in item 2 is required under s. 47, s. 49, s. 50 or s. 52 of the <i>Building Act 2011</i> .	
(7)	Under s. 46 and s. 48 of the <i>Building Act 2011</i> , no levy is payable for an occupancy permit for a completed Class 2 to Class 9 building or for the modification for an occupancy permit for additional use of a building on a temporary basis.	
<b>Residential Design Codes (R-Codes) Variations</b>		
<b>Development Approval for Residential Class 1 or Class 10 Building R-Codes Variation</b>		
1.	Application for development approval for up to three (3) deemed-to-comply variations -	\$147.00 (nil GST)**
2.	Application for development approval for three (3) to four (4) deemed-to-comply variations -	\$294.00 (nil GST)**
<b>Retrospective Development Approval for Residential Class 1 or Class 10 Building R-Codes Variation</b>		
3.	Application for retrospective development approval for up to three (3) deemed-to-comply variations -	\$294.00 (nil GST)**
4.	Application for development approval for three (3) to four (4) deemed-to-comply variations -	\$588.00 (nil GST)**
<b>Notes:</b>		
(1)	Council fee** charged in item 1 is a reduced amount based on the minimum regulatory fee for an application for development approval, as prescribed in Part 7 - Local government planning charges of the <i>Planning and Development Regulations 2009</i> .	
(2)	Council fee charged in item 2 is a reduced amount to that of a standard development application fee for proposals regardless of their value of development, in accordance with Council's adopted Schedule of Fees and Charges for the financial year.	
(3)	Any proposal involving more than four deemed-to-comply variations is treated as a standard application for development approval by the local government, which is charged the normal fee as prescribed in Part 7 - Local government planning charges of the <i>Planning and Development Regulations 2009</i> (please refer to Planning Fees & Charges Schedule 2020/2021).	
(4)	Nil GST is applicable to all application types in items 1 to 4.	
(5)	Fees charged in items 3 and 4 for retrospective development approvals are two times the cost of the standard R-Codes variation fee. Any proposal involving more than four deemed-to-comply variations is treated as a standard application for retrospective development approval by the local government (please refer to Planning Fees & Charges Schedule 2020/2021).	
<b>Building Certification Services</b>		
<p>The City of Bunbury provides building certification services within the local government area for all types of residential Class 1 and 10 buildings (i.e. BA3 and BA17).</p> <p>The City of Bunbury can also provide building certification services for all types of commercial building projects for Class 2 to 9 buildings (i.e. BA3, BA17 and BA18) within and outside of the local government area.</p> <p>Please contact the Building Certification Team on (08) 9792 7000 to arrange a fee proposal for your project certification needs. Engagement of a Registered Building Practitioner can be made by submitting a Request for Certification Form, which is available to download from the City of Bunbury website at <a href="http://www.bunbury.wa.gov.au/Pages/Building-Services.aspx">http://www.bunbury.wa.gov.au/Pages/Building-Services.aspx</a>.</p>		

BUILDING SERVICES		FEES / CHARGES
<b>Certificate of Design Compliance (CDC)</b>		
1. Certificate of design compliance for Class 1 and 10 buildings (local government certification):		
(a) project up to \$50,000 in estimated value of works (GST exclusive) -		\$204.00 (GST included)** subject to negotiation
(b) project \$50,001 and over in estimated value of works (GST exclusive) -		\$204.00 + 0.20% of estimated value of works (not including GST)** subject to negotiation
2. Certificate of design compliance for Class 2 to 9 buildings (local government certification):		
(a) project up to \$50,000 in estimated value of works (GST exclusive) -		\$290.70 (GST included)** subject to negotiation
(b) project \$50,001 to \$500,000 in estimated value of works (GST exclusive) -		\$290.70 + 0.15% of estimated value of works (not including GST)** subject to negotiation
(c) project \$500,001 to \$1,000,000 in estimated value of works (GST exclusive) -		\$856.80 + 0.12% of estimated value of works (not including GST)** subject to negotiation
(d) project \$1,000,001 to \$1,999,999 in estimated value of works (GST exclusive) -		\$1,509.60 + 0.10% of estimated value of works (not including GST)** subject to negotiation
(e) project \$2,000,000 and over in estimated value of works (GST exclusive) -		Fee provided on request (GST applicable)**
<b>Revised Certificate of Design Compliance (CDC)</b>		
3. Review of previously issued certificate of design compliance for Class 1 and 10 buildings -		Fee charged based on hourly rate, but not less than \$61.20 (GST included)**
4. Review of previously issued certificate of design compliance for Class 2 to 9 buildings -		Fee provided on request (GST applicable)**
5. Review of fire engineering alternative solutions (including site inspections and meetings with client and other stakeholders, etc.) –		Fee charged based on hourly rate, but not less than \$179.50 (GST included)**
<b>Certificate of Construction Compliance (CCC)</b>		
6. Certificate of construction compliance for Class 2 to 9 buildings:		
(a) project up to \$200,000 in estimated value of works (GST exclusive) -		\$290.70 (GST included)** subject to negotiation
(b) project \$200,001 to \$1,000,000 in estimated value of works (GST		\$290.70 + 0.05% of estimated value of works (not

BUILDING SERVICES		FEES / CHARGES
exclusive) -		including GST)** subject to negotiation
(e) project over \$1,000,000 in estimated value of works (GST exclusive) -		Fee provided on request (GST applicable)** subject to negotiation
<b>Certificate of Building Compliance (CBC)</b>		
7. Certificate of building compliance for occupancy permit to change of Class 2 to 9 buildings:		
(a) project up to \$500,000 in estimated value of works (GST exclusive) -		\$290.70 + 0.15% of estimated value of works (not including GST)** subject to negotiation
(b) project \$500,001 to \$1,000,000 in estimated value of works (GST exclusive) -		\$856.80 + 0.12% of estimated value of works (not including GST)** subject to negotiation
(c) project \$1,000,001 to \$1,999,999 in estimated value of works (GST exclusive) -		\$1,509.60 + 0.10% of estimated value of works (not including GST)** subject to negotiation
(d) project \$2,000,000 and over in estimated value of works (GST exclusive) -		Fee provided on request (GST applicable)** subject to negotiation
<b>Written Building Advice</b>		
8. Written building advice on preliminary site information for a residential Class 1 or Class 10 building -		45.90 (GST included)**
9. Written building advice for a proposed residential Class 1 or Class 10 building or a commercial Class 2 to Class 9 building -		185.65 (GST included)**
<b>Notes:</b>		
(1) Council fees** applicable to items 1 to 9 are charged in accordance with Council's adopted Schedule of Fees and Charges for the financial year.		
(2) GST is applicable on all items in 1 to 9.		
(3) Fee charged in items 1, 2, 6 and 7 for the certification of project compliance, undertaken by the City of Bunbury as an external certifier, are negotiable as provided for upon request (n.b. minimum charge is for 1 hour based on officer hourly rate, subject to the need for any inspection).		
(4) Fee charged in items 3, 4 and 5 for the review of a previously issued CDC is the minimum charge, and does not include the cost of any inspections, as may be necessary for City of Bunbury issued certified projects.		
<b>Inspection Services</b>		
<b>Pool Inspection</b>		
1. Regulatory pool inspection fee (4 yearly inspection) -		\$58.45 (nil GST)*
2. Requested pool inspection fee (e.g. new pool and pre purchase compliance, etc.) -		\$122.40 (GST included)**
<b>Notes:</b>		
(1) Regulatory fee* applying in item 1 is charged at the time of the mandatory pool inspection conducted every four (4) years,		

BUILDING SERVICES		FEES / CHARGES
in accordance with r.53 under Division 2 - Private swimming pools of the <i>Building Regulations 2012</i> .		
(2)	Council fee** applying in item 2 for non-regularity pool inspections is charged in accordance with Council's adopted Schedule of Fees and Charges for the financial year.	
<b>Miscellaneous Building Services</b>		
<b>Retrieval and Copying of Building Plans and Inspection Reports</b>		
1.	Building plan and/or building permit search and retrieval (digital copy) -	<p>\$85.00 (GST included)** where requiring the scanning of hard copy original documents, and \$10.00 (GST included)** for every additional licence requested</p> <p>\$50.00 (GST included)** where the digital copy of documents is available</p>
2.	Swimming pool inspection report search and retrieval (digital copy) -	\$50.00 (GST included)**
<b>Building Approval Lists (Statistics)</b>		
3.	Building Approval List:	
	(a) supplied per month -	\$53.00 (GST included)**
	(b) supplied for 6 months -	\$310.00 (GST included)**
	(c) supplied for 12 months -	\$610.00 (GST included)**
<b>Notes:</b>		
(1)	Council fees** applicable to items 1 and 2 are charged in accordance with Council's adopted Schedule of Fees and Charges for the financial year.	
(2)	Fees charged in items 1 and 2 include the retrieval and copying/scanning of electronic pdf documents for emailing purposes only. If documents are required in hard copy format, then additional printing (and postage) costs are applicable.	
<b>Copying and Printing Charges</b>		
1.	Cost of plan photocopying per sheet:	
	(a) A4 Photocopy -	\$1.55 (nil GST)**
	(b) A3 Photocopy -	\$2.05 (nil GST)**
	(c) A2 Photocopy -	\$14.30 (nil GST)**
	(d) A1 Photocopy -	\$22.95 (nil GST)**
	(e) A0 Photocopy -	\$45.90 (nil GST)**
2.	Cost of plan printing per sheet:	
	(a) A4 Paper -	\$16.85 (nil GST)**
	(b) A3 Paper -	\$22.95 (nil GST)**
	(c) A2 Paper -	\$43.35 (nil GST)**
	(d) A1 Paper -	\$72.40 (nil GST)**
	(e) A0 Paper -	\$144.85 (nil GST)**

BUILDING SERVICES			FEES / CHARGES	
<b>Note:</b> Council fees** applicable to items 1 and 2 are charged in accordance with Council's adopted Schedule of Fees and Charges for the financial year.				
<b>Schedule of Charge-Out Rates for Registered Building Practitioners</b>				
<b>Building Surveying Charge-Out Rates for Professional Services</b>				
Officer			Hourly Fee	Including GST
Building Level 1	Surveying	Practitioner	***	***
Building Level 2	Surveying	Practitioner	***	***
Building Technician	Surveying	Practitioner	***	***
Administration Officer			\$71.40**	\$78.55**
<b>Note:</b> Council fee** adopted by Council Tuesday 28 July 2020 (in effect 29 July 2020), or as negotiated *** with the local government upon request.				