

BUILDING CONTROL

(As per Shire of Denmark Policy P100606, as amended from time to time, building applications received from Non-Profit Organisations, on land **not** owned by or vested in the Shire of Denmark, shall be granted a 50% fee reduction [100% in relation to land owned or vested in the Shire of Denmark], however this Policy does not apply to State Government statutory charges; all estimated values of proposed construction are based on Reed Construction Data's Cordell publications and cost estimators for building construction, or Rawlinson's Australian Construction Handbook; estimated values are GST inclusive).

(all building licence fees are payable at the time of application)

Application for building and demolition permits (s.16(1))

New buildings, alterations and additions to existing buildings; per Local Government [Miscellaneous Provisions] Act 1960 Sections 374 and 399 and Building Regulations 2012 Schedule 2 Division 1; GST Exempt).

Application Description	GST Status	Fee
Certified Application		
Class 1 or Class 10 - building or incidental structure	Exempt	0.19% of the estimated value - min. fee \$110.00
Class 2 to Class 9 - building or incidental structure	Exempt	0.09% of the estimated value - min. fee \$110.00
Uncertified application for a building permit Class 1 or class 10 (s. 16(1))	Exempt	0.32% of the estimated value - min. fee \$110.00
Application for a Certificate of Design Compliance for Classes 2 to 9 Buildings within the Shire of Denmark.	GST	0.09% of the estimated construction value - min. fee \$220 inc GST
Application to amend a Building Permit (Uncertified Application)	GST	0.32% of the estimated construction value - min. fee \$99 inc GST
Application to provide a Certificate of Construction Compliance –includes one (1) on site inspection	GST	\$233 min. inc GST
Application to provide a Certificate of Building Compliance –includes one (1) on site inspection	GST	\$233 min. inc GST
Building information, Copies of Permits, Building Approvals. Certificates (s129 Building Act 2011), Copies of Building Records to an Interested Person (s131 Building Act 2011)	GST	88.00
Application for a demolition permit (s. 16(1))		
Class 1 or Class 10 - building or incidental structure	Exempt	110.00
Class 2 to Class 9 - for each storey	Exempt	110.00
Application for an occupancy permit or building approval certificate for registration of a strata scheme, plan of sub-division (s. 50(1) and (2))	Exempt	\$11.60 for each strata unit - min. fee \$115.00
Certified application for a building permit (s.16(1))		
Application to extend the time during which a building or demolition permit has effect (s. 32(3)(f))	Exempt	110.00
Application for an occupancy permit for a completed building (s. 46)	Exempt	110.00
Application for an temporary occupancy permit for an incomplete building (s. 47)	Exempt	110.00
Application for modification of an occupancy permit for additional use of a building on a temporary basis (s. 48)	Exempt	110.00
Application for a replacement occupancy permit for permanent change of the building's use, classification (s. 49)	Exempt	110.00
Application for an occupancy permit for a building in respect of which unauthorised work has been done (s. 51 (2))	Exempt	0.18% of the estimated value - min. fee \$105.00
Application for a building approval certificate for a building in respect of which unauthorised work has been done (s. 51 (3))	Exempt	0.38% of the estimated value - min. fee \$105.00
Application to replace an occupancy permit for an existing building (s. 52(1))	Exempt	110.00
Application for a building approval certificate for an existing building where unauthorised work has not been done (s. 52(2))	Exempt	110.00
Application to extend the time during which an occupancy permit or building approval certificate has effect (s. 65(3)(a))	Exempt	110.00
Application as defined in Regulation 31 (for each building standard in respect of which a declaration is sought)	Exempt	2160.15

Schedule of Fees and Charges 2023-2024

GST Status

Adopted Fee
2023-2024

BUILDING CONTROL Cont'd

Building Services Levy

Building permit under \$45,000	Exempt	61.65
Building permit over \$45,000	Exempt	0.137% of work value
Demolition permit under \$45,000	Exempt	61.65
Demolition permit over \$45,000	Exempt	0.137% of work value
Occupancy permit	Exempt	61.65
Building Approval Certificate	Exempt	61.65
BAC & OP Unauthorised Building Work under \$45,000	Exempt	123.30
BAC & OP Unauthorised Building Work over \$45,000	Exempt	0.274% of work value

Determining Value of Work

The value of unauthorised work is the current value of the work determined by the Shire of Denmark

When estimating the value of building work, the Building Regulations 2011 requires that the value is the sum of the value of the following relevant components (inc GST).

All goods (including manufactured goods forming part of the work)

Labour

Services necessary

Fees payable

Overheads to be met and Profit margin

Private Swimming Pool Inspection

Mandatory Swimming Pool Inspection - one inspection within a 4 year cycle
(charge applied annually to Rates Notice i.e. \$14.63 per annum)

Exempt 58.50

Other Fees

Approval of battery powered smoke alarms

Exempt 180.00

Consultation / Inspection

(per hour; upon request from client; for time to research / provide information, or provide on-site inspections, which are not considered normal search and assessment).

Refer "Shire Officer Rate" under Admin - General fees

Building Permit Full Plans - Search Request

GST 58.00