

Building Services Unit

Fees and Charges

1 July 2025 – 30 June 2026



Development Type and Value

Fee Amount

VBA Government Levy <i>(only applies if development value over \$10,000)</i> equates to 0.128% of the Value of Works	
Building Permit Application Lodgement Fee – Deducted from total fee	\$463.50
NEW DWELLING APPROVALS	
New Dwelling (\$0 - \$150,000)	\$2,729.50
New Dwelling (\$150,001 - \$300,000)	\$3,038.50
New Dwellings (\$300,001 - \$500,000)	\$3,347.50
New Dwellings (\$500,001 - \$650,000)	\$3,656.50
New Dwellings (\$650,001 - \$800,000)	\$3,965.50
New Dwellings (\$800,001 plus)	quote provided upon enquiry
Re-erection of Buildings Security Deposit	\$5,000.00
MINOR BUILDING WORKS (Class 1a – Dwelling Extensions/ Alterations & Demolitions and Class 10a – Sheds, Carports, Outbuildings & Demolitions)	
Alterations/Additions (\$0 to \$10,000)	\$772.50
Alterations/Additions (\$10,001 - \$20,000)	\$875.50
Alterations/Additions (\$20,001 - \$40,000)	\$1,081.50
Alterations/Additions (\$40,001 - \$70,000)	\$1,287.50
Alterations/Additions (\$70,001 - \$100,000)	\$1,802.50
Alterations/Additions (\$100,001 - \$200,000)	\$2,729.50
Alterations/Additions (\$200,001 - \$300,000)	\$3,038.50
Alterations/Additions (\$300,001 plus)	quote provided upon enquiry
COMMERCIAL BUILDING WORK	
Commercial (\$0 to \$10,000)	\$978.50
Commercial (\$10,001 to \$20,000)	\$1,390.50
Commercial (\$20,001 - \$50,000)	\$1,802.50
Commercial (\$50,001 - \$100,000)	\$2,935.50
Commercial (\$100,001 - \$150,000)	\$3,141.50
Commercial (\$150,001 - \$200,000)	\$3,450.50
Commercial (\$200,001 - \$300,000)	\$4,068.50
Commercial (\$300,001 - \$500,000)	\$4,686.50
Commercial (\$500,001 plus)	quote provided upon enquiry
SWIMMING POOLS/ SPAS	
Swimming Pools & Fence – Above Ground Pool	\$463.50
Swimming Pools & Fence – In Ground Pool	\$669.50
Swimming Pool - Inspection for Certification	\$257.50
Pool & Fence Certification Re-Inspection Fee	\$154.50
Registration of Pool	\$36.10
Lodgement of certificate of compliance (Pool)	\$23.20
Lodgement of certificate of non-compliance (Pool)	\$437.10
Search Fee for information on age of pool where it is unknown	\$53.60

Development Type and Value**Fee Amount**

PROPERTY INFORMATION REQUESTS & ESM	
Information Request Reg. 51(1), Reg. 51(2), Reg. 51(3)	\$53.60
Request for copy of Building Plans / Permit Documents	\$118.50
Request Legal Point of Discharge for Stormwater Reg. 133 (2)	\$238.20
ESM Initial Inspection	\$515.00
ESM Audit Service (per hour)	\$206.00
REPORT & CONSENT	
Proposed demolition under Section 29A of the Building Act 1994	\$96.70
Report & Consent of the Municipal Building Surveyor (Under Reg 73-97) *50% discount is afforded on additional requests at the same address (\$230.70).	\$461.40
Protection of the Public (Hoardings)	\$334.50
INSPECTIONS & OTHER	
Additional Building Inspections (Inc. Mandatory) - after maximum number	\$206.00
Contract Inspection - Foundations, Footings, Reinforcement & Finals	\$355.50
Contract Inspection - Frame	\$458.50
Contract Inspection - Multiple and/ or Double Storey Frames	\$545.00
Occupancy Permit/ Places of Public Entertainment	\$1,102.00
Travel time & Vehicle Costs (ONLY FOR CONTRACT INSPECTIONS where more than 20km from Portland Office) \$1.15 per km + \$75 per hour	
MISCELLANEOUS	
Building Permit - Fence	\$309.00
Combined Allotment – Reg 64	\$155.00
Extensions of Time	\$309.00
Amended Plans – Minor	\$154.50
Amended Plans – Major	\$309.00
Private Building Surveyor Lodgement Fees – Reg. 320	\$138.30
<i>Building Notices / Orders (Estimated Building Permit Fee + 50%) GSC Discretion</i>	<i>Minimum Fee \$463.50</i>
Enforcement Administration Fee (Plus additional fee of equivalent costs if a building permit was lodged)	\$463.50