

Building Services Unit

Fees and Charges

1 July 2026 – 30 June 2027



Building Permit Application Lodgement Fee (deducted from total fee)		\$477.00
<u>Development Type and Value</u>		<u>Fee Amount</u>
NEW DWELLING APPROVALS		
New Dwelling (\$0 - \$150,000)		\$2,811.00
New Dwelling (\$150,001 - \$300,000)		\$3,130.00
New Dwellings (\$300,001 - \$500,000)		\$3,448.00
New Dwellings (\$500,001 - \$650,000)		\$3,776.00
New Dwellings (\$650,001 - \$800,000)		\$3,965.50
New Dwellings (\$800,001 - \$900,000)		\$4,084.00
New Dwellings (\$900,001 plus)	Cost of works (\$) / 200 + GST	
Buildings Security Deposit – Demolition / Removal	The lesser of; Estimated cost of building works / \$100/1m2 floor area of the building	
Buildings Security Deposit – Re-erection	The lesser of; Estimated cost of building works / \$10,000	
MINOR BUILDING WORKS (Class 1a – Dwelling Extensions / Alterations & Demolitions and Class 10a – Sheds, Carports, Outbuildings & Demolitions)		
Alterations/Additions (\$0 to \$10,000)		\$796.00
Alterations/Additions (\$10,001 - \$20,000)		\$902.00
Alterations/Additions (\$20,001 - \$40,000)		\$1,114.00
Alterations/Additions (\$40,001 - \$70,000)		\$1,326.00
Alterations/Additions (\$70,001 - \$100,000)		\$1,857.00
Alterations/Additions (\$100,001 - \$200,000)		\$2,811.00
Alterations/Additions (\$200,001 - \$300,000)		\$3,130.00
Alterations/Additions (\$300,001 - \$400,000)		\$3,663.00
Alterations/Additions (\$400,001 - \$500,000)		\$4,211.00
Alterations/Additions (\$500,001 - \$600,000)		\$4,728.00
Alterations/Additions (\$600,001 - \$700,000)		\$5,221.00
Alterations/Additions (\$700,001 - \$800,000)		\$5,695.00
Alterations/Additions (\$800,001 - \$900,000)		\$6,154.00
Alterations/Additions (\$900,001 plus)	4 x ((cost of works (\$) / 2000) + sqrt (cost)) + GST	
COMMERCIAL BUILDING WORK		
Commercial (\$0 to \$10,000)		\$1,008.00
Commercial (\$10,001 to \$20,000)		\$1,432.00
Commercial (\$20,001 - \$50,000)		\$1,857.00
Commercial (\$50,001 - \$100,000)		\$3,024.00
Commercial (\$100,001 - \$150,000)		\$3,236.00
Commercial (\$150,001 - \$200,000)		\$3,554.00
Commercial (\$200,001 - \$300,000)		\$4,191.00
Commercial (\$300,001 - \$500,000)		\$4,827.00
Commercial (\$500,001 - \$700,000)		\$5,311.00
Commercial (\$700,001 - \$900,000)		\$6,761.00
Commercial (\$900,001 - \$1,200,000)		\$8,134.00
Commercial (\$1,200,001 - \$1,500,000)		\$10,100.00
Commercial (\$1,500,001 plus)	4 x ((cost of works (\$) / 1000) + sqrt (cost)) + GST	

SWIMMING POOLS / SPAS	
Swimming Pool / Spa - Above ground	\$540.00
Swimming Pool / Spa - In-Ground	\$690.00
Swimming Pool / Spa - Inspection for Certification	\$265.00
Swimming Pool / Spa - Certification Re-Inspection	\$225.00
Registration of Pool / Spa*	\$37.10
Lodgement of Certificate of Compliance (Pool / Spa)*	\$23.80
Lodgement of Certificate of Non-Compliance (Pool / Spa)*	\$449.00
Search fee for information on age of pool where it is unknown*	\$55.10

<i>Development Type and Value</i>	<i>Fee Amount</i>
PROPERTY INFORMATION REQUESTS & ESM	
Information Request Reg 51(1), Reg 51(2), Reg 51(3)*	\$55.10
Request Copy of Building Plans / Permit Documents	\$150.00
Request Legal Point of Discharge for Stormwater - Reg 133(2)*	\$244.70
ESM Initial Inspection	\$530.00
ESM Audit Service (Per Hour)	\$530.00
REPORT & CONSENT	
Proposed Demolition Under Section 29A of the Building Act 1994*	\$99.30
Report and Consent of the Municipal Building Surveyor - Reg 73-97*	\$474.10
Report and Consent - Reg 98-109*	\$338.70
Protection of the Public - Reg 116*	\$343.70
Report and Consent for Septic Tank Systems - Reg 132*	\$338.70
Report and Consent for Buildings Above or Below Certain Public Facilities - Reg 134*	\$338.70
Report and Consent for Building in Areas Liable to Flooding - Reg 153*	\$338.70
Report and Consent for Building Over Easement - Reg 130	\$338.70
Report and Consent for Construction on Designated Land / Works - Reg 154*	\$338.70
INSPECTIONS & OTHER	
Additional Building Inspections (Inc. Mandatory)	\$240.00
Occupancy Permit / Places of Public Entertainment	\$1,135.00
Travel Time & Vehicle Costs (Additional Inspections - Where more than 20km from Portland office)	\$1.18 per km + \$75 per hour
MISCELLANEOUS	
Building Permit - Fence	\$318.00
Combined Allotment - Reg 64	\$160.00
Building Permit Extension of Time	\$318.00
Amended Plans - Minor	\$180.00
Amended Plans - Major	\$318.00
Private Building Surveyor Lodgement Fees – Reg 45*	\$142.10
Building Notice / Order (Estimated building permit fee + 50%) GSC discretion	Minimum Fee \$463.50
Enforcement Administration Fee (Plus additional fee of equivalent costs if a building permit was lodged)	\$1,000.00

BPC Government Levy (only applies if development value over \$10,000) equates to 0.128% of the Value of Works

*Statutory Fee