

Building Services Unit

Fees and Charges

1 July 2024 – 30 June 2025



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	
NEW DWELLING APPROVALS	
New Dwelling (\$0 - \$150,000)	\$2,650.00
New Dwelling (\$150,001 - \$300,000)	\$2,950.00
New Dwellings (\$300,001 - \$500,000)	\$3,250.00
New Dwellings (\$500,001 - \$650,000)	\$3,550.00
New Dwellings (\$650,001 - \$800,000)	\$3,850.00
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)	\$750.00
Alterations/Additions (\$10,001 - \$20,000)	\$850.00
Alterations/Additions (\$20,001 - \$40,000)	\$1,050.00
Alterations/Additions (\$40,001 - \$70,000)	\$1,250.00
Alterations/Additions (\$70,001 - \$100,000)	\$1,750.00
Alterations/Additions (\$100,001 - \$200,000)	\$2,650.00
Alterations/Additions (\$200,001 - \$300,000)	\$2,950.00
Alterations/Additions (\$300,001 plus)	quote provided upon enquiry
COMMERCIAL BUILDING WORK	
Commercial (\$0 to \$10,000)	\$950.00
Commercial (\$10,001 to \$20,000)	\$1,350.00
Commercial (\$20,001 - \$50,000)	\$1,750.00
Commercial (\$50,001 - \$100,000)	\$2,850.00
Commercial (\$100,001 - \$150,000)	\$3,050.00
Commercial (\$150,001 - \$200,000)	\$3,350.00
Commercial (\$200,001 - \$300,000)	\$3,950.00
Commercial (\$300,001 - \$500,000)	\$4,550.00
Commercial (\$500,001 plus)	quote provided upon enquiry
SWIMMING POOLS/ SPAS	
Swimming Pools & Fence – Above Ground Pool	\$450.00
Swimming Pools & Fence – In Ground Pool	\$650.00
Swimming Pool - Inspection for Certification	\$250.00
Pool & Fence Certification Re-Inspection Fee	\$150.00
Registration of Pool	\$35.10
Lodgement of certificate of compliance (Pool)	\$22.55
Lodgement of certificate of non-compliance (Pool)	\$397.55
Search Fee for information on age of pool where it is unknown	\$52.10

Development Type and Value**Fee Amount**

PROPERTY INFORMATION REQUESTS & ESM	
Information Request Reg. 51(1), Reg. 51(2), Reg. 51(3)	\$52.10
Request for copy of Building Plans / Permit Documents	\$115.00
Request Legal Point of Discharge for Stormwater Reg. 133 (2)	\$159.55
ESM Initial Inspection	\$500.00
ESM Audit Service (per hour)	\$200.00
REPORT & CONSENT	
Proposed demolition under Section 29A of the Building Act 1994	\$93.90
Report & Consent of the Municipal Building Surveyor (Under Reg 73-97) *50% discount is afforded on additional requests at the same address (\$155.90).	\$311.80
Protection of the Public (Hoardings)	\$325.00
INSPECTIONS & OTHER	
Additional Building Inspections (Inc. Mandatory) - after maximum number	\$200.00
Contract Inspection - Foundations, Footings, Reinforcement & Finals	\$345.00
Contract Inspection - Frame	\$445.00
Contract Inspection - Multiple and/ or Double Storey Frames	\$545.00
Occupancy Permit/ Places of Public Entertainment	\$1,070.00
Travel time & Vehicle Costs (ONLY FOR CONTRACT INSPECTIONS where more than 20km from Portland Office) \$1.10 per km + \$75 per hour	
MISCELLANEOUS	
Building Permit - Fence	\$300.00
Combined Allotment – Reg 64	\$155.00
Extensions of Time	\$300.00
Amended Plans – Minor	\$150.00
Amended Plans – Major	\$300.00
Private Building Surveyor Lodgement Fees – Reg. 320	\$134.40
Building Notices / Orders (Estimated Building Permit Fee + 50%) GSC Discretion	Minimum Fee \$450.00
Enforcement Administration Fee (Plus additional fee of equivalent costs if a building permit was lodged)	\$450.00