

2025/2026 Schedule of Fees and Charges – Building

Description of Fees and Charges - Building	2025/26 Fee Inc. GST
BUILDING - Building Permit - Commercial	
Up to \$40,000	\$2,097.85
\$40,001 to \$100,000	\$2,819.85
\$100,001 to \$500,000 Fee = cost of work / 80 or minimum fee as shown)	\$3,213.60
\$500,001 +	By Quote
BUILDING - Building Permit - Domestic - Major works	
2-Unit development (cost of work / 80) or minimum fee as shown)	\$2,474.30
3 or more Unit development (cost of work / 80) or minimum fee as shown)	\$3,598.80
Demolitions - (Commercial - Class 3 - 9) (cost of work / 20) or minimum fee as shown)	\$1,606.80
Demolitions - (Domestic single storey - Class 1 & 10 only)	\$1,607.85
Extensions/alterations (Major) - 4 inspections incl {cost of work / 80) or minimum fee}. (e.g. applies to substantial extensions to a Class 1 or 2 buildings with additions greater than 25% of the existing floor area and/or alterations greater than 50% of the existing floor area)	\$2,142.40
New Dwellings (includes relocated dwellings) - 4 inspections incl {cost of work / 80) or minimum fee}	\$2,142.40
BUILDING - Building Permit - Domestic - Minor works	
Swimming pools & Safety Barriers - 2 Inspections incl	\$784.45
Extensions/alterations (Minor - up to \$16,000 cost of works) - 4 inspections incl. (e.g. applies to extensions to a Class 1 or 2 buildings with additions under than 25% of the existing floor area and/or alterations under than 50% of the existing floor area).	\$2,142.40
Carports, Fences, Verandas, Patios, Mast and Minor Alterations & Additions or Masts - 2-3 inspections incl - <\$16,000 (Note: Minor alterations may include internal structural alterations to a Class 1, 2 or 10 buildings or additions to a Class 10 building)	\$2,142.40
Demolitions - (Domestic low rise - Class 10 only)	\$1,606.80
Garages, Carports, Verandas, Patios, Pergolas, Sheds etc. - 4 inspections incl - \$16,001 or greater {cost of work / 80) or minimum fee}. (Note: Minor alterations may include substantial internal structural alterations to a Class 1, 2 or 10 building or additions to a Class 10 building)	\$1,606.80
Restump, Re-blocking, Under Pinning, etc. - 2 inspections incl.	\$1,606.80
BUILDING - Building Permit Levy	
Building Permit Levy - 0.00128% of contract amount (Levy only applies where cost of contract amount is more than \$10,000) – set by State Govt. Fee subject to change in line with amendments to the regulations	0.128 cents per \$1
BUILDING - Inspections	
Private - Additional Inspections, non-mandatory inspections, contract inspections (within 25 km radius of Ovens St office)	\$321.35
Consultancy fee - Building Reports, Pool Safety Reports, Subdivision reports (Reg 503), Essential Safety Measures Reports, etc. Per hour (Note: Fee quote to be provided based on estimate of scope of works by Building Coordinator or MBS)	\$321.35
BUILDING - Other	
Advertising to adjoining landowners	\$141.95
Archive retrieval - file available electronically	\$102.70
Archive file retrieval - Paper copies (Building search fee + scanned copies of required documents. No printing)	\$332.60
Title retrieval fee	\$96.90
Lodgement fees where cost of building work is more than \$10,000 (In accordance with Reg 45). Fee subject to change in line with amendments to the regulations	\$138.30
Staged Building Permit	\$236.50
Amendments to Approved Plan & Building Permit	\$277.15
Extension of time to Building Permit	\$236.50
Request for Information in accordance with Reg 51(1), (2) & (3) (each) – Max. fee set in accordance with Reg 52. Fee subject to change in line with amendments to the regulations	\$53.60
Legal Point of Discharge (Reg. 133) – Max. fee set in accordance with Reg 36(4). Fee subject to change in line with amendments to the regulations	\$238.20
Liquor licencing reports	\$1,297.80
Owner Builder Report - (Minor works) under section 137B	\$588.35
Owner Builder Report - Dwellings (Major works) under section 137B	\$1,413.10

BUILDING - Report & Consent	
Report and Consent – Part 6 & 10, Reg 130, Reg 132(1) and Reg 134(2) - (each) - Max fee set in accordance with Reg 36(2). Fee subject to change in line with amendments to the regulations	\$329.60
Report and Consent – Part 5 - (each) - Max fee set in accordance with Reg 36(2A). Fee subject to change in line with amendments to the regulations.	\$461.40
Report and Consent – Reg 116 protection of public. Max fee set in accordance with Reg 36(3). Fee subject to change in line with amendments to the regulations.	\$334.50
Report and Consent – Demolition under section 29A - Max fee set in accordance with Reg 312(1). Fee subject to change in line with amendments to the regulations	\$96.70
BUILDING - Security deposits & bonds	
Demolition/removal of Dwellings Security Deposit (Held in Trust) - (Reg 323(1))	The lesser of equivalent to the cost of works; or \$100 per m2 of floor area
Re-erected of buildings Security Deposit (Held in Trust) - In accordance with Reg 323(2) the amount held in trust must not exceed the lesser of; the estimated cost of carrying out the work authorised by the building permit; or \$10,000. In accordance with section 22 of the Act, the amount is to the discretionary (per building surveyor or building coordinators authority) Amount is subject to change in line with amendments to the regulations - (Reg 323(2))	The lesser of equivalent to the cost of works; or \$10,000
BUILDING - Swimming Pools & Spas - Administration fees	
Registration of swimming pool or spa (Reg. 147P(2) - fee subject to change in line with amendments to the regulations	\$36.10
Information search fee for registration of swimming pool or spa (Reg.147P(2) - fee subject to change in line with amendments to the regulations	\$53.60
Lodgement of CBC for swimming pool or spa (Reg.147X(2) - fee subject to change in line with amendments to the regulations	\$23.20
Lodgement of CBNC for swimming pool or spa (Reg.147ZJ(2) - fee subject to change in line with amendments to the regulations	\$437.10
Inspection of swimming pool or spa barrier for compliance certification following registration	\$321.35
Re-inspection of swimming pool or spa barrier following non-compliance (per inspection)	\$321.35
BUILDING - Temporary approvals & POPE	
Temporary Siting approvals x3 Structures	\$509.85
Temporary Siting approvals more than 3 Structures	\$644.80
Place of Public Entertainment (Pope) approvals - Attendance of greater than 5,000 persons and more than 5 Prescribed structures	\$2,001.30
Place of Public Entertainment (Pope) approvals - Attendance up to 5000 persons and 5 Prescribed Structure	\$1,764.85
Place of Public Entertainment (Pope) approvals - Attendance up to 1000 persons and 1 Prescribed Structure	\$1,296.50