

Building Fees and Charges (2023-2024)

Building Permit Application Fees are set by State Government regulations and are calculated as a percentage of the Estimated Value (EV) of the construction.

The Estimated Value (EV) is to include all labour, materials, fees and other costs necessary for the completion of the works. Where labour or materials are being provided for no charge (eg: owner builder labour) an estimate of a reasonable cost of the labour component is to be made and included in the Estimated Value.

Note: all building permit fees are payable on lodgment of application.

There are three application types described under the Building Regulations. The relevant fees for each type are described below:

Application for Building Permit – Uncertified (Class 1 & 10 buildings only)

- Permit Authority fee = Estimated Value (EV) x 0.32% (Min \$110.00)
- *Building Services Levy Up to \$45,000 EV = \$61.65, otherwise EV x 0.137%
- *Construction Training Fund Levy (CTF) = EV x 0.2%
 - CTF only applicable where project's estimated value exceeds \$20,000

Application for Building Permit – Certified (Class 1 & 10 buildings)

- Permit Authority fee = Estimated Value (EV) x 0.19% (Min \$110.00)
- *Building Services Levy = Up to \$45,000 EV = \$61.65, otherwise EV x 0.137%
- *Construction Training Fund Levy (CTF) = EV x 0.2%
 - CTF only applicable where project's estimated value exceeds \$20,000

Any hard copy application that is submitted either by mail or via the front counter will now incur a \$55.00 document scanning fee.

We encourage builders to submit their application through the Building portal. If you are experiencing difficulties with your submission contact the building team via email at building@kwinana.wa.gov.au

Infrastructure Inspection Fee \$156 (Engineering Department)

The fee of \$156.00 is to be paid upon lodgement of a Building Permit Application. On receipt of a notice of completion (BA7) an inspection will be conducted to establish damage to the City's kerb, footpath, road and street tree.

The City requires builders to supply the pre-inspection report with any photos of pre-existing damage before commencing works. If the pre-inspection report is not submitted to the City, it is assumed that there are no existing damages to the City's infrastructure.

Builders will be notified of failed inspections and given the option to rectify the matter or request the City repair the damage, deducting the cost from the Infrastructure Protection Bond. Note: subsequent inspections will incur the fee of \$156.00.

Infrastructure Protection Bond Residential \$2000.00

This bond is charged to the building company it is to cover the cost of repairing damages to the public thoroughfare or public place resulting from construction (private) works on, over, or under a public thoroughfare or other public place by the applicant, on the basis that the local government may retain from that sum the amount required for the cost of repairs by the local government if the damage is not made good by the applicant. Reference - Local Government [ULP] 1996 Reg 17(5)(a)&(b). Note that the bond also covers damage to the City's street tree.

Should costs to repairing any damage be in excess of \$2000.00 the builder will still have the opportunity to repair or request the City undertake works, invoicing the builder for the difference.

Application for Building Permit – Certified (Class 2-9 buildings)

- Permit Authority fee = Estimated Value (EV) x 0.09% (Min \$110.00)
- *Building Services Levy = Up to \$45,000 EV = \$61.65, otherwise EV x 0.137%
- *Construction Training Fund Levy (CTF) = EV x 0.2%
 - CTF only applicable where project's estimated value exceeds \$20,000

The City of Kwinana also provides a service for the preparation of a Certificate of Design Compliance for Class 1 and 10 building projects that will be constructed within the City of Kwinana. This service is the same as would be offered by a private building surveyor.

Request for Certificate of Design Compliance

Class 1 and 10 buildings = \$379

Class 2 to 9 Buildings = \$790.00 + 0.1% of construction value.

Please note that this fee is exclusive of the Permit Application fees as listed above.

Application for Demolition License

- Demolition Permit Class 1 and 10 \$110.00
- Demolition Permit Class 2 to 9 \$110.00 per storey
- Building Services Levy 0.137% where construction value >\$45,000
 or \$61.65min
- Construction Training Fund (CTF) 0.2% where construction value >\$20,000

Application for Building Approval Certificate for Unauthorised Works (Retrospective Approval)

- Application fee 0.38% of construction value or \$110.00 minimum
- Building Services Levy 0.274% where construction value is in excess of \$45k
 or \$123.30 minimum

Application for Verge Permit

- Application fee \$192.00 (Non refundable)
- Rateable Area \$1.00 per square metre per month minus approved deductions

(minimum 12 months/maximum 24 months)

EXAMPLE OF VERGE PERMIT COSTS:

Width of verge 4.0m

Length of verge 15.0m

Total verge area (W x L) 60.0m²

Exclude verge tree (1 x 1 metre) -1.0m²

Exclude crossover (3 x 4 metres) -12.0m²

CALCULATED VERGE AREA 47.02m

Period required: 12 months (minimum period for permit)

Application Fee \$192.00

Monthly fee (\$1 per metre² x 47 metres² x 12 months) = \$569

TOTAL COST \$761.00

Note: Crossovers, verge trees, footpaths and other infrastructure are excluded from the total verge area when calculating the size of a verge.

Building Records Search / Request for Copies of Approvals (Plans)

- Building Search Fee (Payable on all requests at time of lodgment) \$42.00
- Copies of Residential Plans – A4 to A3 \$20.00 per set
- Copies of Commercial Plans – A4 to A0 \$42.00 per set
- Copies of Plans – Larger than A3 \$13.50 single copy
- Copies of Plans – A4 (B+W) \$0.25 per page (Colour) \$1.20 per page
A3 (B+W) \$0.60 per page (Colour) \$2.40 per page

Please Note

*The Building Services Levy applies to all building permit applications. Council is purely a collection agent for this fee. Should you have any queries in relation to this fee, please contact the Building Commission on 1300 489 099.

*The Construction Training Fund (CTF) Levy is payable with any application valued over \$20,000.

The City is purely a collection agent for this fee. Should you have any queries in relation to this fee, please contact the CTF on (08) 9244 0100.

For any other fees and charges, please contact the City's Building Services on 9439 0208.