Australian Capital Territory

Building (General) (Cost of Building Work) Determination 2015 (No 1)

Notifiable Instrument NI 2015-312

made under the

Building (General) Regulation 2008, Section 11 (1) (a) General requirements for application for building approvals

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1. Name of instrument

This is the *Building (General) (Cost of Building Work) Determination 2015 (No 1).*

2. Commencement

This instrument commences on 1 July 2015.

3. Instrument Revoked

I revoke instrument NI 2014-193.

4. Determination

I determine that the following instructions are to be used when calculating the ***estimated cost*** which is required to be contained in an application for building approval under the *Building Act 2004.*

(a) I determine that the calculation method described below must be used to determine the cost of building work*:*

the cost of building work = **R x M**

where

R is the rate amount specified in column 2 of the schedule for the classification (and the building height) as determined in accordance with the National Construction Code, Building Code of Australia, Part A3 Classifications of Buildings and Structures; and

M is the floor area of the building work measured to the outside of the walls, in square metres.

(b) If the building includes more than one classification then the cost of building work is the total of the cost of building work for each classification. However, if the building has more than one classification applicable to a single area, the highest rate for the area must be used.

Example

John is constructing a Class 1 building of 100m² with an attached Class 10a building of 20 m². The cost of building work calculation would be as follows:

$172, 000 = (**$1500** x **100) + ($1100 x 20)**

(c) Under the *Building (General) Regulation 2008*, section 11 (1) (a), I determine that if the cost of building work is ≥ $1000 then the ***estimated cost*** is the same as the cost of building work**.** However if the cost of building work is < $1000 then estimated cost is $1000.

Example(s)

Example John is constructing a Class 1 building of 100m². The cost of building work would be $150,000. This is greater than $1000. Therefore the ***estimated cost*** would be the same as the cost of building work.

John is constructing a Class 10b building of 1m². The cost of building work would be $600. $600 is less than $1000 therefore the ***estimated cost*** for the purposes of a building approval application is $1000.

(d) If the building work is for alterations to a building, then the ***estimated cost*** can be determined by the above calculation process or by utilising the cost of building work as identified in a relevant written contract, less goods and services tax (GST). If the calculation is based on a written relevant contract; the relevant written contract must be provided to the Construction Occupations Registrar at the time of building registration.

(e) If the building work does not correlate with the attached schedule then the ***estimated cost*** can be determined by the above calculation process or by utilising the cost of building work as identified in a relevant written contract, less goods and services tax (GST). If the calculation is based on a written relevant contract; the relevant written contract must be provided to the Construction Occupations Registrar at the time of building registration.

(f) If the applicant believes that there are grounds to not use the above calculation process or the attached schedule, they may determine the ***estimated cost*** by utilising the cost of building work as identified in a relevant written contract, less goods and services tax (GST), only with the approval of the Construction Occupations Registrar.

(g) The amounts mentioned in the schedule do not include an allowance for any GST payable.

David Middlemiss
Construction Occupations Registrar
26 May 2015

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SCHEDULE

Registrar's Initials_____

1	2	3
Building Code of Australia Classes		
Class 1		
Class 1	$1500	m²
Class 2		
Class 2 – up to 3 storeys	$1700	m²
Class 2 – 4 to 10 storeys	$2000	m²
Class 2 – above 10 storeys	$2500	m²
Class 3		
Class 3	$1800	m²
Class 4		
Class 4	$1800	m²
Class 5		
Class 5 – up to 3 storeys	$2200	m²
Class 5 – 4 to 10 storeys	$2800	m²
Class 5 – above 10 storeys	$2500	m²
Class 6		
Class 6 (a)	$2200	m²
Class 6 (b)	$2000	m²
Class 6 (c)	$2200	m²
Class 6 (d)	$1300	m²
Class 7		
Class 7 (a) – basement	$1350	m²
Class 7 (a) – above ground	$1210	m²
Class 7 (b)	$850	m²
Class 8		
Class 8	$1400	m²
Class 9		
Class 9 (a)	$4500	m²
Class 9 (b)	$1400	m²
Class 9 (c)	$1600	m²
Class 10		
Class 10 (a)	$1100	m²
Class 10 (b)	$600	m²
Class 10 (c)	$1100	m²
Demolition		
Demolition of Class 1 and 10	$250	m²
Demolition of Class 2, 3, 4, 5, 6, 7, 8, 9 – up to 3 storey	$290	m²
Demolition of Class 2, 3, 4, 5, 6, 7, 8, 9 – 4 to 10 storeys	$690	m²
Demolition of Class 2, 3, 4, 5, 6, 7, 8, 9 – above 10 storeys	$630	m²

Registrar's Initials_____