

PLANNING & ENVIRONMENT COMMITTEE	17
15 MAY 2008	

BUILDING FEES FOR PART OF DIVISION 10

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RECOMMENDATION:

Council resolve to set the same Building Assessment fees across the entire Cairns Regional Council area.

INTRODUCTION:

As a result of the merger of the two Councils there is an inconsistency with the building fees for building certification in part of Division 10 (formerly Douglas Shire Council) that needs to be addressed in the short term and it cannot wait until the commencement of the new fees and charges in 2008/09.

BACKGROUND:

The Douglas Shire Council had contracted a private building certifier to undertake the following activities:

1. To carry out inspections on an hourly rate for those applications that had been approved by the Council that required inspections by the appropriately qualified person.
2. Process all building applications that are lodged at the Mossman Office. The assessment fees are set by the private certifier and billed direct to the owner/builder. Council did not receive any fees.

In contrast at Cairns City Council, there are the appropriately qualified persons to carry out all levels of building inspections, if an applicant chooses to seek Council's services as the certifier.

Cairns City Council has a set schedule of fees that the applicant is aware upfront what the cost will be, the application assessment is not outsourced.

It is therefore necessary for Council to amend the building fees & charges schedule to allow for applications lodged in part of Division 10 to be processed by Council internally.

CONSIDERATIONS:

Corporate and Operational Plans:

Corporate Plan 10.4.1

Statutory:

Building Act and Regulations

Policy:

N/A

Financial and Risk:

Council has building assessment fees set for Division 1 to 9 and part of 10. Setting the same fee for part of Division 10 (formerly Douglas Shire Council) will place the same fee for the entire Cairns Regional Council area.

Options:

1. Council resolve to set the same building assessment fees for the entire Cairns Regional Council area.
2. Council resolve to allow the present system in part of Division 10 to continue

CONCLUSION:

Building assessment fees should be set for the entire area of Cairns Regional Council.

This will give the community options to use the private certification system or the Cairns Regional Council's building assessment system.

ATTACHMENTS:

Current Building Services Fees

Laurie Phipps

Manager Environmental Assessment

Peter Tabulo

General Manager Planning & Environment

Attachment 1:

Description of Fee, Charge, Penalty plus conditions	Unit	2007/08 Rate Including GST
Building Services		
<u>Application for House Relocation</u>		
<p><i>NOTE : Approval for house removal is a two stage process - Stage 1 - preliminary approval allowing removal from the ' old ' site and allowing in-principle re-use of the building on the ' new ' site Stage 2 - approval of the building work allowing reconstruction of the building on the new site</i></p> <p><i>NOTE : The Preliminary approval fee is "approval in principle" for removal of the building, it does not include approval for the building work to be carried out, and the fee excludes drainage disconnection on the old site. In addition to the preliminary fee, separate fees must be paid for: (I) Removal of the building and drainage disconnection from the old site; (ii) building approval and drainage approval for the new site. A separate building & drainage application will be required for the building on the new site</i></p>		
House Removal - From one site to another site within Cairns Local Government area	Application	551.00
Outside of Local Government area	Application	n/a
<p>Application is for preliminary approval - Inspect & Report Local Authority Bond (decision at Council Meeting) Upon forfeiture of bond this amount will be treated as GST inclusive. <i>Note: Bond at CCC \$15,100.00</i> <i>Note: Security Deposit DSC = Transport (refunded when building is secured on foundations: \$1,586.00</i> <i>Note: Security Deposit DSC = Building (refunded if re-erected satisfactorily) : \$8,985.00</i></p>		
<u>Application for exemption from fencing</u>		
<p><i>Note : Discretionary decisions under Part 3 Section 16C of Building Act or Local Law 29</i></p>		
<u>Discretionary Decisions / Preliminary Approvals</u>		
<p><i>NOTE : Discretionary Decisions under Section 20 and Schedule 6 of : The Standard Building Regulation, decisions where power is held by the Council to decide modifications or or variations of a prescribed requirement for building work</i></p>		
	Application	575.00

Compliance with the performance provisions in a local planning instrument or a local law existing at the commencement of this Schedule (Schedule 6) or performance criteria in the Queensland Residential Design guidelines under Section 46 of the Act : - Details provided by officers of Council	Item	244.00
Approval of the siting of a building or structure under Part 11 & 12 Queensland Development Code : ((Note: DSC has two fees (1) Relaxation of the siting requirements for corner allotments @ \$156 (2) Application for variation of Council Policy or a dispensation or relaxation @ \$158))	Item	244.00
The amenity and aesthetic impact of building work for forms of building or localities the local government must assess under Section 50 : NO LONGER HANDLED BY BUILDING - see Planning	Item	244.00
Combined Amenity & Aesthetics Assessment & a Siting of a building or structure NO LONGER HANDLED BY BUILDING - see Planning	Item	422.00
Use of a building for residential purposes, other than a building of CLASS 1, 2, 3 OR 4 under Section 97	Item	244.00
Variation of siting requirements under Part 3, as provided in Section 49 (1) c :	Item	244.00
<u>Residential Services (Accreditation)</u> Service Buildings Accreditation	Item	345.00
Budget Accommodation	Item	345.00
<u>Temporary Accommodation During Construction</u> Initial six months		n/a
Extension of three months		n/a
<u>Lodgement of Decision Notice (Development Permit) - Building</u> <i>NOTE : The fee is levied for the service provided in receiving from the private certifier a copy of the application, the decision notice, and any other prescribed documents, etc. required by the legislation, including receipt of fee if paid at the time of lodgement, subsequent lodgement of certificate of classification, and cost of records storage.</i> <i>THIS FEE IS ALSO APPLICABLE TO COUNCIL APPROVED BUILDING APPLICATIONS</i>		

Class 1a: Single Detached Dwelling	Item	126.00
Class 1a: Alteration & Additions	Item	75.00
Class 10a: Outbuildings, Shed, Garages, Carport etc.	Item	75.00
Class 10b: Fences/Pergolas (unroofed), Retaining Walls etc.	Item	75.00
Class 10b: Swimming Pools, Spas, Above Ground Pools	Item	126.00
Class 5 & 6 - Fit outs No Structural Building Work	Item	126.00
Classes 2 to 9 : up to \$1,000,000.00 construction costs	Item	255.00
Classes 2 to 9 : in excess of \$1,000,000.00 construction costs	Item	355.00
Fee for each additional transaction (other than technical assessment, decisions, inspections and notices), where the additional transaction is initiated by the client ; for example where the lodgement fee is not paid at the time of lodgement of the decision notice.	Transaction	75.00
<i>NOTE : A separate additional handling fee is payable in respect of each decision notice for which there is an additional handling.</i>		
<u>Building Records Search</u>		
Search Fee	Surcharge	35.00
Retrieval from Total Records Management - Additional Fee to Search Fee	Surcharge	33.00
Copies of Building Plans - from electronic storage, microfilm or original - A1 Drawing	Per Page	19.00
Copies of Building Plans - from electronic storage, microfilm or original - A4 & A3 Drawings	Per Page	2.00
Plan printing A2	Per Page	n/a
Plan printing AO	Per Page	n/a
Laminating A4	Per Page	n/a
Laminating A3	Per Page	n/a
Copy from internal documents to CD	Per CD	20.00
Copies of Building Plans - Create CD of plans	Per CD	67.00
Colour Photocopy A4	Per Page	n/a
Colour Photocopy A3	Per Page	n/a
Search : Provide date and original cost of building construction	Application	78.00
Domestic Building Permit Search : No inspection - records search only - includes lists of Building Approvals issued and / or effected and list of Outstanding Requisitions Available to solicitors / purchasers in relation to the purchase of property	Each	86.00

Commercial Building Permit Search : No inspection - records search only - includes list of Building Approvals issued and / or effected and list of Outstanding Requisitions Available to solicitors / purchasers in relation to the purchase of property	Each	322.00
Neighbours Information Search		86.00
Building Records Search : Includes list of Building Approvals issued and / or effected and list of Outstanding Requisitions Available to solicitors / purchasers in relation to the purchase of property Purchasers acting on their own behalf are required to produce a copy of the contract		
Building Approval List	Month Year	34.00 332.00
<u>Building Applications - New Buildings & Structures</u>		
CLASS 1a : Single Dwelling	Application	593.00
CLASS 1a : Alterations, additions etc : Greater than 75m2 (More than 1 Inspection)	Application	348.00
CLASS 1a : Alterations, additions etc : Less than 75m2 (1 Inspection ONLY)	Application	227.00
CLASS 10a : Outbuilding, Garages, Sheds etc	Application	227.00
CLASS 10a : Prefabricated buildings not greater than 18m2	Application	117.00
CLASS 10a : Prefabricated buildings GREATER than 18m2	Application	n/a
CLASS 10b : Fences, Pergolas (unroofed) etc	Application	117.00
CLASS 10b : Retaining Walls (2 inspections)	Application	283.00
Re-Roof Dwelling (2 inspections)	Application	283.00
Swimming Pools, spas and above ground swimming pools	Application	227.00
Demolition Class 1 & 10 (Excl. Plumbing)	Application	91.00
Demolition Class 2 to 9 (Excl. Plumbing)	Application	216.00
CLASS 5, 6, 7, 8 & 9 Fit-Outs	Application	327.00
Commercial Work up to and including 500m2	Application	970.00
Extension of time (renewal of permit)	Application	
Amendment to application minor	Application	73.00
Amendment to application major	Application	159.00

Additional inspections associated with Building Approvals	Each	66.00
Inspection other than associated with Building Approvals eg Swimming Pool Compliance Inspection	Each	221.00
Certificate of Classification (Copy)	Each	43.00