

**PERMIT APPLICATIONS, CERTIFICATE OF DESIGN COMPLIANCE,
CERTIFICATE OF CONSTRUCTION COMPLIANCE AND BUILDING APPROVAL
CERTIFICATES**

Function to be performed:	Authority to approve or refuse permit applications, building approval certificates, design compliance certificates and certificates of construction compliance.
Delegated by:	Council
Conditions:	As described in the attached Schedule
Delegation to:	Persons as described in the attached Schedule who are qualified in accordance with the <i>Local Government (Building Surveyors) Regulations 2008</i> .
Reference:	Division 2 of Part 2 of the <i>Building Act 2011</i> Divisions 1, 2 and 3 of Part 4 of the <i>Building Act 2011</i> <i>Local Government (Building Surveyors) Regulations 2008</i>

BUILDING ACT 2011

DELEGATION TO	DESCRIPTION OF AUTHORITY BEING DELEGATED	POWER BEING DELEGATED	CONDITIONS
MANAGER COMPLIANCE AND REGULATORY SERVICES COORDINATOR BUILDING APPROVALS	PERMIT APPLICATIONS / CERTIFICATES OF BUILDING DESIGN, BUILDING APPROVAL CERTIFICATES AND CERTIFICATES OF CONSTRUCTION COMPLIANCE. Approve (or refuse) permit applications or certificates	Division 2 of Part 2 of the Building Act 2011 Divisions 1, 2 and 3 of Part 4 of the Building Act 2011	Unrestricted assessment and certification.
BUILDING SURVEYOR Level 1	PERMIT APPLICATIONS / CERTIFICATES OF BUILDING DESIGN, BUILDING APPROVAL CERTIFICATES AND CERTIFICATES OF CONSTRUCTION COMPLIANCE. Approve permit applications or certificates	Division 2 of Part 2 of the Building Act 2011 Divisions 1, 2 and 3 of Part 4 of the Building Act 2011	Unrestricted assessment and certification.
BUILDING SURVEYOR Level 2	PERMIT APPLICATIONS / CERTIFICATES OF BUILDING DESIGN, BUILDING APPROVAL CERTIFICATES AND CERTIFICATES OF CONSTRUCTION COMPLIANCE. Approve permit applications or certificates	Division 2 of Part 2 of the Building Act 2011 Divisions 1, 2 and 3 of Part 4 of the Building Act 2011	Restricted to assessing and certifying compliance of buildings that are no more than three storeys and 2,000m ² in total floor area.
BUILDING SURVEYOR Technician	PERMIT APPLICATIONS / CERTIFICATES OF BUILDING DESIGN, BUILDING APPROVAL CERTIFICATES AND CERTIFICATES OF CONSTRUCTION COMPLIANCE. Approve permit applications or certificates	Division 2 of Part 2 of the Building Act 2011 Divisions 1, 2 and 3 of Part 4 of the Building Act 2011	Restricted to assessing and certifying compliance of buildings not greater than 500m ² and not more than two storeys.

DELEGATION TO	DESCRIPTION OF AUTHORITY BEING DELEGATED	POWER BEING DELEGATED	CONDITIONS
ASSISTANT BUILDING SURVEYOR / BUILDING ADMINISTRATION OFFICER	BUILDING PERMIT APPLICATIONS Approve permit applications.	Division 2 of Part 2 of the Building Act 2011 Divisions 1, 2 and 3 of Part 4 of the Building Act 2011	Restricted to approving applications that have been certified by a suitably qualified Building Surveyor.

OCCUPANCY PERMITS, BUILDING ORDERS AND ASSOCIATED FUNCTIONS UNDER THE BUILDING ACT 2011

Function to be performed:	Authority to issue occupancy permits, certificates of construction compliance, grant permits, issue building orders and notices and perform associated functions of a permit authority pursuant to the <i>Building Act 2011</i> .
Delegated by:	Council
Conditions:	Delegation is subject to the qualification requirements of the <i>Local Government (Building Surveyors) Regulations 2008</i> Advise Council upon issue of notices.
Delegation to:	Manager Compliance and Regulatory Services Coordinator Building Approvals Coordinator Compliance
Chief Executive Officer delegates to:	N/A
Reference:	<i>Building Act 2011</i> <i>Local Government (Building Surveyors) Regulations 2008</i>

AUTHORISED PERSONS UNDER THE BUILDING ACT 2011

Function to be performed:	Authority to appoint authorised persons for the purposes of the <i>Building Act 2011</i> and <i>Building Regulations 2011</i> in relation to buildings and incidental structures located, or proposed to be located in the City's district.
Delegated by:	Council
Conditions:	Nil
Delegation to:	Chief Executive Officer
Chief Executive Officer delegates to:	N/A
Reference:	Section 96(3) of the <i>Building Act 2011</i> Section 127 of the <i>Building Act 2011</i>

Fees determined by Building Regulations 2011

Description	Basis of Charge	GST (inc) Y/N	Statutory fee	Fee excluding GST	GST	Gross fee including GST	Fee excluding GST	GST
1. Building Permits								
(a) For the grant of a building permit to do building work in respect of a building or incidental structure of Class 1 & 10:								
- Uncertified application	Per application	Y	S			0.32% of the estimated value (inclusive of GST) of the proposed building work as determined by the permit authority but not less than \$90.		
- Certified application	Per application	Y	S			0.19% of the estimated value (inclusive of GST) of the proposed building work as determined by the permit authority but not less than \$90.		
(b) For the grant of a building permit to do building work in respect of a building or incidental structure of Class 2 to 9 for a certified application:	Per application	Y	S			0.09% of the estimated value (inclusive of GST) of the proposed building work as determined by the permit authority but not less than \$90.		
(c) For the grant of a building permit to do building work in respect of a building or incidental structure for an amended granted.	Per application	Y	S			Modified fee – the relevant building permit application fee methodology outlined in 1 (a) and (b) above is to be applied, except that the estimated value of the proposed building work as determined by the permit authority is to be calculated by determining the estimated value of the building work as amended, minus the estimated value of the building work as determined by the permit authority declared for the purposes of the calculation of the fee for the building permit already granted but not less than \$90.		

Description	Basis of Charge	GST (inc) Y/N	Statutory fee	Fee excluding GST	GST	Gross fee including GST	Fee excluding GST	GST
2. Demolition permits								
(a) For the grant of a demolition permit to do demolition work in respect of a building or incidental structure of Class 1 & 10	per application	Y	s			\$100.		
(b) For the grant of a demolition permit to do demolition work in respect of a building or incidental structure Class 2 to 9	per application	Y	S			\$100 for each storey.		
3. Occupancy permits								
Application for occupancy permit for completed building (Class 2 to 9 buildings)	per application	Y	S			\$90 (inclusive of GST) per application.		
Application for temporary occupancy permit for incomplete building	per application	Y	S			\$90 (inclusive of GST) per application.		
Application for modification of occupancy permit for additional use of building on temporary basis	per application	Y	S			\$90 (inclusive of GST) per application.		
Application for replacement occupancy permit for permanent change of building's use, classification	per application	Y	S			\$90 (inclusive of GST) per application.		
Application for occupancy permit or building approval certificate for registration of strata scheme, plan of re-subdivision - Class 2 to 9 buildings	per application	Y	S			\$100 (inclusive of GST) or \$10 per strata unit, whichever is greater.		
Application for occupancy permit for unauthorised Class 2 to 9 buildings – certified	per application	Y	S			0.18% of the estimated value (inclusive of GST) of the building work as determined by the permit authority but not less than \$90.		

Fees determined by Building Regulations 2011

Description	Basis of Charge	GST (inc) Y/N	Statutory fee	Fee excluding GST	GST	Gross fee including GST	Fee excluding GST	GST
Building approval certificate for unauthorised Class 1 & 10 – certified	per application	Y	S			0.38% of the estimated current value (inclusive of GST) of the unauthorised building work as determined by the permit authority, but not less than \$90.		
Application for occupancy permit for building with existing authorisation	per application	Y	S			\$90 (inclusive of GST) per application.		
Application for building approval certificate for building with existing authorisation (Class 1 & 10 buildings)	per application	Y	S			\$90 (inclusive of GST) per application.		

Proposed Fees for services offered by the City of Joondalup

Description	Basis of Charge	GST (inc) Y/N	Statutory fee	Fee excluding GST	GST	Gross fee including GST	Fee excluding GST	GST
Fees for Services								
Certificate of design compliance	all application values					\$480 plus 0.1% of estimated value of works		
Inspections - Certificate of Construction Compliance, Building compliance, miscellaneous inspections	Minimum fee					\$240 for first hour then \$120/hr or part thereof		
Inspections - Certificate of Construction Compliance, Building compliance, miscellaneous inspections - Additional or cancelled inspections	Minimum fee					\$120/hr or part thereof		
Inspections - Certificate of Construction Compliance, Building compliance, miscellaneous inspections - When inspection period exceeds 2 hours	Minimum fee					\$120/hr or part thereof		
Inspections - Certificate of Construction Compliance, Building compliance, miscellaneous inspections - Inspections requested out of normal working hours	Minimum fee					\$180/hr or part thereof		
Review of alternative solutions	Minimum fee					\$240 for the first two hours then \$120/hr or part thereof		
Referral per authority	Set fee					\$120		
Where negotiations with other authorities exceed 1 Hour	Minimum fee					\$120/hr or part thereof		
Unauthorised structures - inspection	Minimum fee					\$480		
Unauthorised structures - additional inspection	Minimum fee					\$120/hr or part thereof		
R-Codes assessment - Single dwelling and works in excess of 20K	Set fee					\$240		
R-Codes assessment - All works less than 20k	Set fee					\$120		