



Building and construction management schedule of fees

Effective 1 July 2025

Building and construction management schedule of fees

Building fees and conditions	3
Report and Consent	3
Building Property Enquiry Fees	5
Lodgement of Building Permits and documentation	5
Swimming Pool/Spa Registration	6
Asset Protection Fee	6
Construction management permit fees.....	7
Space occupancy	7
Erection of Temporary Protective Structures	7
Hoardings	7
Gantries or coverways.....	7
Construction Management Plans (CMPs)	8
Construction zones and hoisting zones.....	8
Skip Bins.....	9
Out of hours permits	9
Deposits and bonds	9
Places of Public Entertainment.....	10
Occupancy Permit for Places of Public Entertainment (POPE)	10
Siting Approval for Prescribed Temporary Structures	10

Building fees and conditions

Report and Consent

Regulation	Matter to be reported on:	Fees
116	Public Protection	\$334.50
130	Building Over Easement	\$329.60
36	Road/Building Encroachment	\$329.60
73(2)	Maximum setback from a street alignment	\$461.50
74(4)	Minimum setback from a street alignment	\$461.50
75(4)	Building height	\$461.50
76(4)	Site coverage over 60%	\$461.50
77(3)	Permeability - Impermeable surfaces covering more than 80% of an allotment area	\$461.50
78(6)	Minimum car parking spaces on the allotment	\$461.50
79(6)	Side or rear boundary setbacks	\$461.50
80(6)	Walls or carports over the allowable length on the boundary	\$461.50
81(6)	Daylight to existing habitable room window	\$461.50
82(5)	Solar access to exist north facing windows	\$461.50
83(3)	Overshadowing of recreational private open space	\$461.50
84(9)	Overlooking	\$461.50
85(3)	Daylight to habitable room window	\$461.50
86(3)	Private Open Space	\$461.50
87(2)	Siting of appurtenant Class 10a buildings	\$461.50
89(3)	Front fence height	\$461.50
90(2)	Fence setback on side or rear boundary	\$461.50
91(5)	Length or height of side or rear boundary fence	\$461.50

Regulation	Matter to be reported on:	Fees
92(2)	Fence within 9m of street intersection	\$461.50
94(6)	Fence setback daylight to existing habitable room window	\$461.50
95(3)	Fence setback solar access to exist north facing windows	\$461.50
96(3)	Fence design that overshadows of recreational private open space	\$461.50
97(2)	Mast, poles etc. exceeding height limits	\$461.50
99, 100, 101	Architectural Features	\$329.60
102	Windows and Balconies	\$329.60
103	Verandahs	\$329.60
104	Sunblinds and Awnings	\$329.60
105	Service Pipes and rainwater heads	\$329.60
106	Window Shutters	\$329.60
107	Signs	\$329.60
108	Service Cabinet Doors	\$329.60
134	Buildings above or below certain public facilities	\$329.60
153	Flood Areas	\$329.60
154	Designated land or works	\$329.60

Building Property Enquiry Fees

Building permits, notices and orders – Regulation 51(1)

- Details of building permits covering the previous 10 years.
- Details of occupancy permits and certificates of final inspection.
- Details of statements issued under Regulation 64 or 241.
- Current building notices or orders.

Flooding and termites – Regulation 51(2)

- Details if the property is in an area liable to flooding (Regulation 153 and 154)
- Details if the property is in an area likely to be subject to infestation by termites (Regulation 150).

Property enquiry for inspections – Regulation 51(3)

- Expands on details provided in the Part 1 Property Enquiry and includes:
- Details of mandatory inspection dates for building works specific to occupancy permits and certificate of final inspection.
- It is advised that Part 3 is obtained on recommendation only as this information is rarely required.

Regulation	Matter to be reported on:	Fees
51(1)	Building permits, notices and orders	\$53.60
51(2)	Flooding and termites	\$53.60
51(3)	Property enquiry for inspections	\$53.60

Lodgement of Building Permits and documentation

Once you have engaged a building surveyor, by law, they must submit a Section 80 to Council.

Once the RBS has issued you with a building permit, by law, they must also submit a copy of the building permit and any associated documentation that was submitted as part of the approval.

Any variations or amendments to the building permit must also be submitted to Council.

Lastly, when the works have been completed, either a Certificate of Final Inspection or an Occupancy Permit must be submitted to Council.

Lodgement type	Lodgement fee (per application)
Section 80	N/A
Section 30	\$138.30
Certificate of Final Inspection (CFI)	N/A
Occupancy Permit (OP)	N/A

Building Permits Amendments (PBA)	N/A
Building Permits Variations (BPV)	N/A
Other Building permits (BPO)	N/A

Swimming Pool/Spa Registration

Type of Lodgment	Fees
Swimming Pool/Spa registration fee for pools/spas constructed after Nov 2020	\$36.80
Swimming Pool/Spa information search fee (for pools constructed before Nov 2020)	\$53.60
Lodging a certificate of barrier compliance	\$23.20
Lodging a certificate of barrier non-compliance	\$437.10

Asset Protection Fee

When your RBS submits the Building Permit for the works, they will indicate the value of the works. Depending on the value of the works, the City of Melbourne will issue an invoice for an Asset Protection Fee.

Application type	Application fee (per application)
Works between \$10,001 and \$100,000	\$360.30
Works between \$100,001 and \$500,000	\$472.80
Works between \$500,001 and \$1,000,000	\$698.00
Works greater than \$1,000,000	\$1,350.80

Construction management permit fees

Space occupancy

Use	Application fee	Space occupation fee
Space Occupancy Rental Charge	\$120.80 (per application)	\$2.50/m ² per day
Space Occupancy Amendment/Extension	\$57.20 (per application)	\$2.50/m ² per day
Space Occupancy/Out of Hours rental charge	N/A	\$4.90 per m ² /day

Notes:

1. Lane closures include occupation of a metered parking bay.
2. Fees will be charged in addition to any relevant rental fee for area occupied.

Erection of Temporary Protective Structures

Hoardings

Use	Application fee	Space occupation fee
Hoardings / temporary fencing	\$197.70	\$2.50/m ² per day or part thereof
Temporary Protective Structure Amendment	\$197.70	\$2.50/m ² per day or part thereof
Temporary Protective Structure Extension	\$78.90	\$2.50/m ² per day or part thereof

Gantries or coverways

Use	Application fee	Space occupation fee
Gantry without site shed (Temporary Protective Structure)	\$197.70	\$2.50/m ² per day or part thereof
Gantry with site shed	\$197.70	\$4.90/m ² per day or part thereof
Temporary Protective Structure Amendment	\$197.70	\$2.50/m ² per day or part thereof
Temporary Protective Structure Extension	\$78.90	\$2.50/m ² per day or part thereof

Construction Management Plans (CMPs)

Use	Application fee	Amendment Fee
Construction Management Plan (under 3 storeys) + 1 hour pre-app meeting	\$532.60 (per application)	\$266.30 (per application)
Construction Management Plan (3 - 9 storeys) + 1 hour pre-app meeting	\$1,059.60 (per application)	\$529.80 (per application)
Construction Management Plan (10+ storeys) + 1 hour pre-app meeting	\$2,124.70 (per application)	\$1,062.40 (per application)

Construction zones and hoisting zones

Applications must be submitted 35 days prior to the required installation date.

Permits are issued for a minimum period of 6 months; extensions may be granted for a minimum period of 3 months.

Approvals and extensions are not automatic.

Machines and vehicles, such as concrete pumps and cranes, located within the construction zone require additional space permits.

Use	Application Fee	Rental Charge
Construction zone set up and reinstatement	\$3,267.50	N/A
Construction Permit Zone	\$179.20	\$2.50 (per m ² /day)
Construction Permit Zone Amendment	\$179.20	\$2.50 (per m ² /day)

Skip Bins

Use	Application Fee	Permit Fee
Skips, bins, and containers	\$99.50	\$99.50
Skip Out of Hours		
Skip Out of Hours Extension	\$99.50	

Out of hours permits

Use	Application fee	Out of hours fee
Out of Hours on Private Land	\$125.10	\$156.80 per day ³
Out of Hours Amendment/Extension	\$59.30	\$156.80 per day ³

Notes:

1. Lane closures include occupation of a metered parking bay.
2. Fees will be charged in addition to any relevant rental fee for area occupied.
3. Applications for multiple days are limited to one month.

Deposits and bonds

Council may require a deposit or bond where damage to Council's assets could occur, regardless of whether a permit is required.

For details on the requirement, lodgement, use and return of bonds, please refer to *Council's Requirements in relation to Bonds or Bank Guarantees for Construction Sites Factsheet*.

Places of Public Entertainment

Occupancy Permit for Places of Public Entertainment (POPE)

Application type	Application Fee	Late Fee
500m ² to 5000m ² (incl. maximum 25 structures and 2 hours of inspections)	\$1730.70	\$865.40 (lodged within 2 weeks of event start date)
5001m ² to 15,000m ² (incl. maximum 50 structures and 6 hours of inspections)	\$2884.60	\$1,442.30 (lodged within 4 weeks of event start date)
15,001m ² to 25,000m ² (incl. maximum 100 structures and 8 hours of inspections)	\$4615.20	\$2,307.70 (lodged within 6 weeks of event start date)
25,001m ² + (incl. maximum 150 structures and 12 hours of inspections)	\$6951.40	\$3,478.60 (lodged within 8 weeks of event start date)
Additional structures over the maximum limit in the base fee	\$191.00	NA
Additional inspections (per hour per officer)	\$167.50	NA
Additional Inspections after or before normal office hours, over the weekend and during public holidays (per hour per officer)	\$335.20	NA
Variation to Occupancy Permit	Due to a variation of workload that can result from these requests, it is necessary to assess variations on an individual basis.	N/A

Notes:

1. Where prescribed temporary structures are used, the siting approval for these structures will be incorporated into the POPE.
2. Any additional access consulting or structural engineering service fees will be recouped on a cost basis.

Siting Approval for Prescribed Temporary Structures

Application type	Application fee (per structure)
Siting Approval for Prescribed Temporary Structures	\$577.00
Late fee (lodged within 2 weeks of event start date)	\$288.60
Additional Inspections during normal office hours (per hour)	\$167.50
Additional Inspections prior or after normal office hours, over the weekend and during public holidays (per hour)	\$335.20

Notes:

1. Each application includes two inspections (one hour each) during normal office hours. This is sufficient for the majority of applications.
2. Siting approvals are issued when there is no broader POPE for the event.