

**SCHEME FOR THE RECOVERY OF  
BUILDING REGULATION CHARGES  
AND ASSOCIATED MATTERS**

**FOR**

**THE ISLE OF WIGHT COUNCIL**

TO BE READ IN CONJUNCTION WITH  
THE BUILDING (LOCAL AUTHORITY CHARGES) REGULATIONS 2010

Date this Scheme comes into effect: 1st October 2010

## **SCHEME FOR THE RECOVERY OF BUILDING REGULATION CHARGES**

### **Definitions**

The following definitions apply to this Charging Scheme and should be read in conjunction with the other clauses and tables which constitute the Charging Scheme:

#### **'building'**

means any permanent or temporary building but not any other kind of structure or erection, and a reference to a building includes a reference to part of a building.

#### **'building notice'**

means a notice given in accordance with regulations 12(2)(A)(a) and 13 of the Building Regulations 2000 (as amended).

#### **'building work'** means:

- (a) the erection or extension of a building;
- (b) the provision or extension of a controlled service or fitting in or in connection with a building;
- (c) the material alteration of a building, or a controlled service or fitting;
- (d) work required by building regulation 6 (requirements relating to material change of use);
- (e) the insertion of insulating material into the cavity wall of a building;
- (f) work involving the underpinning of a building;
- (g) work required by building regulation 4A (requirements relating to thermal elements);
- (h) work required by building regulation 4B (requirements relating to a change of energy status);
- (i) work required by building regulation 17D (consequential improvements to energy performance);

#### **'chargeable function'** means a function relating to the following –

- (a) the passing or rejection of plans of proposed building work which has been deposited with the council in accordance with section 16 of the Building Act 1984 (as amended).
- (b) the inspection of building work for which plans have been deposited with the council in accordance with the Building Regulation 2000 (as amended) and with section 16 of the Building Act 1984 (as amended)
- (c) the consideration of a building notice which has been given to the council in accordance with the Building Regulations 2000 (as amended)
- (d) the consideration of building work reverting to the council under the Building (Approved Inspectors etc.) Regulations 2000 (as amended)
- (e) the consideration of a regularisation application submitted to the council under regulation 21 of the Building Regulations 2000 (as amended).

**'cost'** does not include any professional fees paid to an architect, quantity surveyor or any other person.

**'dwelling'** includes a dwelling-house and a flat.

**'dwelling-house'** does not include a flat or a building containing a flat.

**'flat'** means a separate and self-contained premises constructed or adapted for use for residential purposes and forming part of a building from some other part of which it is divided horizontally.

**‘floor area of a building or extension’** is the total floor area of all the storeys which comprise that building. It is calculated by reference to the finished internal faces of the walls enclosing the area, or, if at any point there is no enclosing wall, by reference to the outermost edge of the floor.

**‘relevant person’** means:

(a) in relation to a plan charge, inspection charge, reversion charge or building notice charge, the person who carries out the building work or on whose behalf the building work is carried out;

(b) in relation to a regularisation charge, the owner of the building; and

(c) in relation to chargeable advice, any person requesting advice for which a charge may be made pursuant to the definition of ‘chargeable advice’

### **Principles of this Scheme**

The set charges or method of establishing the charge have been established in this scheme for the functions prescribed in the Building (Local Authority Charges) Regulations 2010 (referred to as the chargeable functions), namely:

- **A plan charge**, payable when plans of the building work are deposited with the Council.
- **An inspection charge**, payable on demand after the Council carry out the first inspection in respect of which the charge is payable.
- **A building notice charge**, payable when the building notice is given to the Council.
- **A reversion charge**, payable for building work in relation to a building: -
  - 1) Which has been substantially completed before plans are first deposited with the Council in accordance with Regulation 20(2)(a)(i) of the Approved Inspectors Regulations, or
  - 2) In respect of which plans for further building work have been deposited with the Council in accordance with the Regulation 20(3) of the Approved Inspectors Regulations, on the first occasion on which those plans are or have been deposited.
- **A regularisation charge**, payable at the time of the application to the Council in accordance with Regulation 21 of the Building Regulations.
- **Chargeable advice** LA's can make a charge for giving advice in anticipation of the future exercise of their chargeable functions (ie before an application or notice is received for a particular case), which is payable after the first hour of advice, on demand after the Council has given notice required by Regulation 7(7) of the Building (Local Authority) Charges Regulations 2010 (ie the charge has been confirmed in writing following an individual determination). This charge can be discounted from a subsequent application or notice received for the work in question.
- The above charges are payable by the relevant person.

- Any charge which is payable to the Council may, in a particular case, and with the agreement of the Council, be paid by instalments of such amounts payable on such dates as may be specified by the Council. If the applicant and the Council are agreeable, an inspection charge can be fully or partly paid up front with the plans charge.
- The charge for providing a chargeable function or chargeable advice is based on the principle of achieving full cost recovery. The charges will be calculated by using the Council officers' average hourly rate stated in the charging scheme, multiplied by the time taken to carry out the functions/advice, taking the following factors into account, as applicable, in estimating the time required by officers to carry out the function/advice:
  - 1) The existing use of a building, or the proposed use of the building after completion of the building work;
  - 2) The different kinds of building work described in regulation 3(1)(a) to (i) of the Building Regulations;
  - 3) The floor area of the building or extension;
  - 4) The nature of the design of the building work and whether innovative or high risk construction techniques are to be used;
  - 5) The estimated duration of the building work and the anticipated number of inspections to be carried out;
  - 6) The estimated cost of the building work;
  - 7) Whether a person who intends to carry out part of the building work is a person mentioned in regulation 12(5) or 20B(4) of the Building Regulations (i.e. related to competent person/self certification schemes);
  - 8) Whether in respect of the building work a notification will be made in accordance with regulation 20A(4) of the Building Regulations (i.e. where design details approved by Robust Details Ltd have been used);
  - 9) Whether an application or building notice is in respect of two or more buildings or building works all of which are substantially the same as each other;
  - 10) Whether an application or building notice is in respect of building work, which is substantially the same as building work in respect of which plans have previously been deposited or building works inspected by the same Council;
  - 11) Whether chargeable advice has been given which is likely to result in less time being taken by the Council to perform that function;
  - 12) Whether it is necessary to engage and incur the costs of a consultant to provide specialist advice in relation to a particular aspect of the building work.

## **Principles of the scheme in respect of the erection of domestic buildings, garages, carports and extensions**

- Where the charge relates to an erection of a dwelling the charge includes for the provision of a detached or attached domestic garage or carport providing it is constructed at the same time as the dwelling.
- Where any building work comprises or includes the erection of more than one extension to a building, the total floor areas of all such extensions shall be aggregated to determine the relevant charge payable, providing that the building work for all aggregated extensions is carried out at the same time.

### **Exemption from charges**

- **Existing dwellings – access and facilities**

The Council has not fixed by means of its scheme, nor intends to recover a charge in relation to an existing dwelling that is, or is to be, occupied by a disabled person as a permanent residence; and where the whole of the building work in question is solely-

- (a) for the purpose of providing means of access for the disabled person by way of entrance or exit to or from the dwelling or any part of it, or
- (b) for the purpose of providing accommodation or facilities designed to secure the greater health, safety, welfare or convenience of the disabled person.

- **Existing dwellings – adaptation and extension**

The council has not fixed by means of its scheme, nor intends to recover a charge for the purpose of providing accommodation or facilities designed to secure the greater health, safety, welfare or convenience of a disabled person in relation to an existing dwelling, which is, or is to be, occupied by that disabled person as a permanent residence where such work consists of-

- (a) the adaptation or extension of existing accommodation or an existing facility or the provision of alternative accommodation or an alternative facility where the existing accommodation or facility could not be used by the disabled person or could be used by the disabled person only with assistance; or

(b) the provision or extension of a room which is or will be used solely-

- i. for the carrying out for the benefit of the disabled person of medical treatment which cannot reasonably be carried out in any other room in the dwelling, or
- ii. for the storage of medical equipment for the use of the disabled person, or
- iii. to provide sleeping accommodation for a carer where the disabled person requires 24-hour care.

- **Existing buildings where the public are admitted – access and facilities**

The council has not fixed by means of its scheme, nor intends to recover a charge in relation to an existing building to which members of the public are admitted (whether on payment or otherwise); and where the whole of the building work in question is solely-

(a) for the purpose of providing means of access for disabled persons by way of entrance or exit to or from the building or any part of it; or

(b) for the provision of facilities designed to secure the greater health, safety, welfare or disabled persons.

**Note:** 'disabled person' means a person who is within any of the descriptions of persons to whom Section 29(1) of the National Assistance Act 1948, as extended by virtue of Section 8(2) of the Mental Health Act 1959, applied but disregarding the amendments made by paragraph 11 of Schedule 13 to the Children Act 1989. The words in section 8(2) of the Mental Health Act 1959 which extend the meaning of disabled person in section 29(1) of the National Assistance Act 1948, are prospectively repealed by the National Health Service and Community Care Act 1990, section 66(2), Schedule 10, as from a day to be appointed.

### **Information required to determine charges**

If the Council requires additional information to enable it to determine the correct charge the Council can request the information under the provisions of regulation 9 of The Building (Local Authority Charges) Regulation 2010.

The standard information required for all applications is detailed on the Council's Building Regulation application forms. This includes the existing and proposed use of the building and a description of the building work

Additional information may be required in relation to –

- The floor area of the building or extension
- The estimated duration of the building work and the anticipated number of inspections to be carried out.
- The use of competent persons or Robust Details Ltd.
- Any accreditations held by the builder or other member of the design team.
- The nature of the design of the building work and whether innovative or high-risk construction is to be used.
- The estimated cost of the building work. If this is used as one of the factors in establishing a charge the 'estimate' is required to be such reasonable amount as would be charged by a person in business to carry out such building work (excluding the amount of any value added tax chargeable).

### **Establishing the Charge**

The Council has established standard charges using the principles contained within The Building (Local Authority Charges) Regulation 2010. Standard charges are detailed in the tables in Appendix 1.

If the building work being undertaken is not listed as a standard charge it will be individually determined in accordance with the principles and relevant factors contained within The Building (Local Authority Charges) Regulation 2010. The Council shall calculate the charge in the same way a standard charge was set by using the average hourly rate of officers' time, multiplied by the estimated time taken to carry out their building regulation functions in relation to that particular piece of

building work and taking into account the applicable factors listed in regulation 7(5) of the charges regulations.

Individually determined charges will be confirmed in writing specifying the amount of the charge and the factors that have been taken into account in determining the charge.

Charges will also be individually determined for the following types of building works;

- 1) A reversion charge
- 2) The building work is in relation to more than one building
- 3) Where more than one standard charge applies to the building work and the relevant person agrees to the charge being individually determined.

### **Other matters relating to calculation of charges**

- In calculating these charges, refunds or supplementary charges, an officer hourly rate of £55.35 has been used.
- Any charge payable to the Council shall be paid with an amount equal to any value added tax payable in respect of that charge.
- Charges are not payable for the first hour when calculating an advice charge.

### **Reductions**

The Council shall make a reduction in a standard or individually determined charge when chargeable advice has been given and a fee paid before receipt of an application or notice for proposed building work, which is likely to result in less time being taken by the Council to perform the chargeable function for that work.

When it is intended to carry out additional building work on a dwelling at the same time that any of the work to which Table C relates, then the charge may be individually determined, with the agreement of the applicant.

Where in accordance with Regulation 7(5)(i) of the charges regulations one application or building notice is in respect of two or more buildings or building works all of which are substantially the same as each other a reduction of up to 25% in the standard plan charge may be made.

Where in accordance with Regulation 7(5)(j) of the charges regulations an application or building notice is in respect of building work which is substantially the same as building work in respect of which plans have previously been deposited or building works inspected by the same Council, a reduction of up to 50% in the plan charge may be made.

### **Refunds and supplementary charges**

If the basis on which the charge has been set or determined changes, the LA will refund or request a supplementary charge and provide a written statement setting out the basis of the refund/supplementary charge and also state how this has been calculated. In the calculation of refunds/supplementary charges no account shall be taken of the first hour of an officer's time.

**Non-Payment of a Charge**

Under Regulation 8(2) of the Building (Local Authority Charges) Regulations 2010, plans are not treated as being deposited for the purposes of Section 16 of the Building Act or building notices given unless the Council has received the correct charge.

**Complaints about Charges**

If you have a complaint about the level of charges you should initially raise your concern with the relevant officer. The council has a comprehensive complaint handling process. If your complaint is not satisfactorily responded to by the officer concerned, details of how to resolve your complaint is available on request and can be viewed on the council's web site: <http://www.iwight.com/home/complaints.asp>

**Transitional Provisions**

The Council's scheme for the recovery of charges dated 1<sup>st</sup> January 2010 continues to apply in relation to building work for which plans were first deposited, a building notice given, a reversion charge becoming payable, or a regularisation application is made, between 1st January 2010 and 30<sup>th</sup> September 2010 (inclusive).



## APPENDIX 1

### STANDARD CHARGES

- These standard charges have been set by the Council on the basis that:
  - a. The building work does not consist of, or include, innovative or high risk construction techniques,
  - b. The duration of the building work from commencement to completion does not exceed 24 months and
  - c. The design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work.

If the project does not comply with all of the above conditions, supplementary charges may be payable.

- In these tables any reference to number of storeys includes each basement level as one-storey and floor areas are cumulative.
- The tables below illustrate net charges and also total charges including VAT at 17.5%. The actual fee payable will be the net fee plus VAT at the current rate.

- **Electrical installations in dwellings**

Where work is to be undertaken by an electrician registered on a government approved competent persons scheme and is able to self-certify the works, no Building Control charge is payable.

Where works are not undertaken by an electrician registered on a government approved competent persons scheme, the charge payable is dependent upon the Building Control input which is directly related to the competence of the contractor. The actual charge is shown in table C attached.

- **Plan, Inspection and Building Notice Charges**

The plan charge and inspection charge are listed in the following tables.

- **Reversion Charge**

These charges will be individually determined

- **Regularisation Charge**

The Regularisation charge will be 150% of the Building Notice charge, or 150% of the combined Plan and Inspection charges in respect of Full Plans applications.

**TABLE A**

**STANDARD CHARGES FOR THE CONSTRUCTION OF NEW DWELLINGS**

No. of Dwellings	FULL PLANS				BUILDING NOTICE	
	Plan Charge		Inspection Charge		(Equivalent to Full Plans Plan + Inspection Charges)	
	Net Charge (excl VAT)	Total Charge (inc. VAT)	Net Charge (excl VAT)	Total Charge (inc. VAT)	Net Charge (excl VAT)	Total Charge (inc. VAT)
1	174.00	<b>204.45</b>	406.00	<b>477.05</b>	580.00	<b>681.50</b>
2	249.00	<b>292.58</b>	581.00	<b>682.68</b>	830.00	<b>975.25</b>
3	262.50	<b>308.44</b>	787.50	<b>925.31</b>	1050.00	<b>1233.75</b>
4	312.50	<b>367.19</b>	937.50	<b>1101.56</b>	1250.00	<b>1468.75</b>
5	362.50	<b>425.94</b>	1087.50	<b>1277.81</b>	1450.00	<b>1703.75</b>
6	412.50	<b>484.69</b>	1237.50	<b>1454.06</b>	1650.00	<b>1938.75</b>
7	462.50	<b>543.44</b>	1387.50	<b>1630.31</b>	1850.00	<b>2173.75</b>
8	505.00	<b>593.38</b>	1515.00	<b>1780.13</b>	2020.00	<b>2373.50</b>
9	547.50	<b>643.31</b>	1642.50	<b>1929.94</b>	2190.00	<b>2573.25</b>
10	587.50	<b>690.31</b>	1762.50	<b>2070.94</b>	2350.00	<b>2761.25</b>

**NOTE:**

- a) Charges for 11 or more dwellings, or if the floor area of a dwelling exceeds 300m<sup>2</sup> or is more than three storeys in height, will be individually assessed. For further advice or to obtain a quote please contact Building Control:

Tel: (01983) 823580

Email: [building.control@iow.gov.uk](mailto:building.control@iow.gov.uk)

- b) A request for a quotation will be dealt with within 5 working days and will be valid for 6 months.

**TABLE B**

**STANDARD CHARGES FOR DOMESTIC EXTENSIONS / LOFT CONVERSIONS / GARAGES**

<b>SINGLE STOREY EXTENSIONS</b>							
<b>Category</b>	<b>Description</b>	<b>Full Plans – Plan Charge</b>		<b>Full Plans – Inspection Charge</b>		<b>Building Notice Charge</b>	
		<b>NET</b>	<b>TOTAL</b>	<b>NET</b>	<b>TOTAL</b>	<b>NET</b>	<b>TOTAL</b>
1	Single storey extension <10m <sup>2</sup>	150.00	<b>176.25</b>	150.00	<b>176.25</b>	300.00	<b>352.50</b>
2	Single storey extension 10 – 40m <sup>2</sup>	160.00	<b>188.00</b>	240.00	<b>282.00</b>	400.00	<b>470.00</b>
3	Single storey extension 40 – 100m <sup>2</sup>	180.00	<b>211.50</b>	370.00	<b>434.75</b>	550.00	<b>646.25</b>

<b>TWO STOREY EXTENSIONS</b>							
<b>Category</b>	<b>Description</b>	<b>Full Plans – Plan Charge</b>		<b>Full Plans – Inspection Charge</b>		<b>Building Notice Charge</b>	
		<b>NET</b>	<b>TOTAL</b>	<b>NET</b>	<b>TOTAL</b>	<b>NET</b>	<b>TOTAL</b>
4	Two storey extension <40m <sup>2</sup>	170.00	<b>199.75</b>	280.00	<b>329.00</b>	450.00	<b>528.75</b>
5	Two storey extension 40 – 200m <sup>2</sup>	200.00	<b>235.00</b>	450.00	<b>528.75</b>	650.00	<b>763.75</b>

<b>LOFT CONVERSIONS</b>							
<b>Category</b>	<b>Description</b>	<b>Full Plans – Plan Charge</b>		<b>Full Plans – Inspection Charge</b>		<b>Building Notice Charge</b>	
		<b>NET</b>	<b>TOTAL</b>	<b>NET</b>	<b>TOTAL</b>	<b>NET</b>	<b>TOTAL</b>
6	Loft conversion excluding dormer(s)	220.00	<b>258.50</b>	180.00	<b>211.50</b>	400.00	<b>470.00</b>
7	Loft conversion including dormer(s)	240.00	<b>282.00</b>	210.00	<b>246.75</b>	450.00	<b>528.75</b>

<b>GARAGES</b>							
<b>Category</b>	<b>Description</b>	<b>Full Plans – Plan Charge</b>		<b>Full Plans – Inspection Charge</b>		<b>Building Notice Charge</b>	
		<b>NET</b>	<b>TOTAL</b>	<b>NET</b>	<b>TOTAL</b>	<b>NET</b>	<b>TOTAL</b>
8	Erection / extension of attached or detached garage <100m <sup>2</sup>	140.00	<b>164.50</b>	160.00	<b>188.00</b>	300.00	<b>352.50</b>
9	Conversion of integral garage to room	120.00	<b>141.00</b>	130.00	<b>152.75</b>	250.00	<b>293.75</b>

**TABLE C**

**STANDARD CHARGES FOR DOMESTIC ALTERATIONS TO A SINGLE BUILDING**

INTERNAL ALTERATIONS & CHANGE OF USE							
Category	Description	Full Plans – Plan Charge		Full Plans – Inspection Charge		Building Notice Charge	
		NET	TOTAL	NET	TOTAL	NET	TOTAL
1	Alterations <£1,000	125.00	<b>146.88</b>	0.00	<b>0.00</b>	125.00	<b>146.88</b>
2	Alterations £1,000 – £2,000	150.00	<b>176.25</b>	0.00	<b>0.00</b>	150.00	<b>176.25</b>
3	Alterations £2,001 – £5,000	180.00	<b>211.50</b>	0.00	<b>0.00</b>	180.00	<b>211.50</b>
4	Alterations £5,001 – £25,000	150.00	<b>176.25</b>	130.00	<b>152.75</b>	280.00	<b>329.00</b>
5	Alterations £25,001 – £50,000	200.00	<b>235.00</b>	250.00	<b>293.75</b>	450.00	<b>528.75</b>
6	Alterations £50,001 – £75,000	220.00	<b>258.50</b>	390.00	<b>458.25</b>	610.00	<b>716.75</b>
7	Change of use	51.06	<b>60.00</b>	76.60	<b>90.00</b>	127.66	<b>150.00</b>

REPLACEMENT WINDOWS / DOORS & ELECTRICAL INSTALLATIONS							
Category	Description	Full Plans – Plan Charge		Full Plans – Inspection Charge		Building Notice Charge	
		NET	TOTAL	NET	TOTAL	NET	TOTAL
8	Replacement windows / doors Per installation (1 – 8 units)	60.00	<b>70.50</b>	0.00	<b>0.00</b>	60.00	<b>70.50</b>
9	Replacement windows / doors Per installation (9 – <20 units)	110.00	<b>129.25</b>	0.00	<b>0.00</b>	110.00	<b>129.25</b>
10	Electrical work – Part P certificated	0.00	<b>0.00</b>	0.00	<b>0.00</b>	0.00	<b>0.00</b>
11	Electrical work – BS7671 certificated, but non-Part P	60.00	<b>70.50</b>	0.00	<b>0.00</b>	60.00	<b>70.50</b>
12	Electrical work – non-certificated	220.00	<b>258.50</b>	0.00	<b>0.00</b>	220.00	<b>258.50</b>

UNDERPINNING & RENOVATION OF THERMAL ELEMENT							
Category	Description	Full Plans – Plan Charge		Full Plans – Inspection Charge		Building Notice Charge	
		NET	TOTAL	NET	TOTAL	NET	TOTAL
12	Underpinning <£25,000	130.00	<b>152.75</b>	170.00	<b>199.75</b>	300.00	<b>352.50</b>
13	Renovation of thermal element <£25,000	140.00	<b>164.50</b>	0.00	<b>0.00</b>	140.00	<b>164.50</b>

**TABLE D****NON-DOMESTIC WORK – NEW BUILD & EXTENSIONS**

<b>BUILDING USAGE</b>									
<b>Category</b>	<b>Description</b>	<b>OTHER RESIDENTIAL</b>		<b>ASSEMBLY &amp; RECREATIONAL</b>		<b>INDUSTRIAL &amp; STORAGE</b>		<b>ALL OTHER USE CLASSES</b>	
		<b>Plan Charge</b>	<b>Insp. Charge</b>	<b>Plan Charge</b>	<b>Insp. Charge</b>	<b>Plan Charge</b>	<b>Insp. Charge</b>	<b>Plan Charge</b>	<b>Insp. Charge</b>
1	Floor area <10m <sup>2</sup>	<b>235.00</b>	<b>188.00</b>	<b>235.00</b>	<b>188.00</b>	<b>235.00</b>	<b>188.00</b>	<b>235.00</b>	<b>188.00</b>
2	Floor area 10 – 40m <sup>2</sup>	<b>293.75</b>	<b>423.00</b>	<b>293.75</b>	<b>352.50</b>	<b>258.50</b>	<b>258.50</b>	<b>293.75</b>	<b>352.50</b>
3	Floor area 40 – 100m <sup>2</sup>	<b>352.50</b>	<b>622.75</b>	<b>352.50</b>	<b>528.75</b>	<b>293.75</b>	<b>352.50</b>	<b>352.50</b>	<b>528.75</b>

**TABLE E****NON-DOMESTIC WORK – ALTERATIONS**

<b>ALTERATIONS</b>					
<b>Category</b>	<b>Description</b>	<b>Plan Charge</b>		<b>Inspection Fee Charge</b>	
		<b>NET</b>	<b>TOTAL</b>	<b>NET</b>	<b>TOTAL</b>
4	Replacement windows / doors Per installation (1 – 8 units)	60.00	<b>70.50</b>	0.00	<b>0.00</b>
5	Replacement windows / doors Per installation (9 – <20 units)	110.00	<b>129.25</b>	0.00	<b>0.00</b>
6	Underpinning <£50,000	150.00	<b>176.25</b>	320.00	<b>376.00</b>
7	Renovation of thermal element <£50,000	140.00	<b>164.50</b>	80.00	<b>94.00</b>
8	Alterations not described elsewhere <£5,000	140.00	<b>164.50</b>	80.00	<b>94.00</b>
9	Alterations not described elsewhere £5,001 - £25,000	180.00	<b>211.50</b>	150.00	<b>176.25</b>
10	Alterations not described elsewhere £25,001 - £50,000	240.00	<b>282.00</b>	260.00	<b>305.50</b>
11	Alterations not described elsewhere £50,001 - £100,000	300.00	<b>352.50</b>	480.00	<b>564.00</b>
12	Mezzanine floor (<500m <sup>2</sup> storage)	220.00	<b>258.50</b>	180.00	<b>211.50</b>
13	Office or shop fit-out (floor area <500m <sup>2</sup> , excludes shopping centre)	200.00	<b>235.00</b>	130.00	<b>152.75</b>
14	Change of use	51.06	<b>60.00</b>	76.60	<b>90.00</b>