



BUILDING SERVICES

FEE SCHEDULE 2025 – 2026_(financial year only)

Application Type	Fee – Including GST	GST (included)
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NOTE: Permit fees do not include inspections/levy/lodgement and other fees

Residential Building Permits (Account No 41403 - Account No 41411(internal Council owned projects) – Office Use Only)		
Permit Residential – Minor Works - < \$10,000 + 2-3 inspections	\$856.20 plus inspections	10%
Permit Residential – Minor Works - \$10,001 - \$20,000 + 2-4 inspections	\$1283.20 plus inspections	10%
Permit Residential – Major Works - \$20,001 - \$50,000 + 4 inspections	\$1711.30 plus inspections	10%
Permit Residential – Major Works - \$50,001 - \$100,000 + 4 inspections	\$2352.10 plus inspections	10%
Permit Residential – Major Works - \$100,001 - \$200,000+ 4 inspections	\$2688.40 plus inspections	10%
Permit Residential – Major Works - > \$200,000 + 6 inspections	\$217.10 per hour plus insp	10%
Permit Residential Multi Dwelling/Rooming Houses	\$217.10 per hour plus insp	10%

Demolition Building Permits (Account No 41403 - Account No 41411(internal Council owned projects) – Office Use)		
Permit Demolition – Residential Basic (single storey) <500 sq m	\$962.70 plus inspections	10%
Permit Demolition – Residential/Commercial – Multi storey	\$217.10 per hour plus insp	10%
Permit Demolition – Commercial – Basic (single storey) <500sq m	\$1615.10 plus inspections	10%
Permit Demolition – Commercial – Basic (single storey) > 500sq m	\$217.10 per hour plus insp	10%

Commercial & Class 2-9 Building Permits (Account No 41403 - Account No 41411(internal Council owned projects) – Office Use)		
Project value < \$15,000 + inspections	\$1168.40 plus inspections	10%
Project value > \$15,000 + inspections	\$217.10 per hour plus insp	10%

Swimming Pools, Spas & Fencing (Account No 41403 - Account No 41411(internal Council owned projects) – Office Use Only)		
Above ground & barrier (pools & spas) (includes Form 23 cert fee)	\$1294.60 plus inspections	10%
Below ground & barrier (pools and spas) (plus \$203 Form 23 cert fee)	\$217.10 per hour plus insp	10%
Barrier/fencing only (pools and spas) (includes Form 23 cert fee)	\$865.50 plus inspections	10%

NOTE: - Inspections indicated are approximate and may change subject to scope of work
Fees include GST unless a statutory fee is provided by legislation

VBA Building Permit Levies (set by VBA) (Account No 41409 – Office use only)	Per Building	
VBA building permit levy	\$0.00128 x cost of works	N/A
VBA cladding rectification levy Classes 2 – 8 (works \$800,000 to \$1M)	\$0.00128 x cost of works	N/A
VBA cladding rectification levy Classes 2 – 8 (works \$1M - \$1.5M)	\$0.00256 x cost of works	N/A
VBA cladding rectification levy Classes 2 – 8 (over \$1.5M)	\$0.00820 x cost of works	N/A

NOTE: Levy will be invoiced separately from the Victorian Building Authority

Building Permit – General Services (Account No 41403 - Office use only)		GST (included)
PERMIT INSPECTIONS	\$169.60 per inspection	10%
Building Permit Lodgement (Account No 40302 - Office use only)	\$138.30 Vic Gov/Set	N/A
Extension of time for Building Permit < \$50,000	\$429.10	10%
Extension of time for Building Permit >\$50,000	\$646.80	10%
Minor Variation to Building Permit	\$641.10	10%
Major Variation to Building Permit (Minimum 4 Hrs)	\$217.10 per hour	10%
Consulting Fee (Modifications/Performance/Pre Application/Permit Advice, etc..)	\$217.10 per hour	10%
Certification fee (Certification of illegal work or associated Form 23)**	\$217.10 per hour	10%
Lapsed Permit Inspection within Frankston City Council	\$534.60	10%
Lapsed Permit Inspection outside Frankston City Council(Minimum 5 Hrs)	\$217.10 per hour	10%

Place of Public Entertainment (POPE) (Account No 41413 - Office use only)		
POPE Occupancy Permit and Temporary Structure Siting application (up to 2500 people) + Final Occupancy inspection Fee	\$618.30	10%
POPE Occupancy Permit and Temporary Structure Siting application (over 2,500 People) + Final Occupancy inspection Fee	\$1031.90	10%
NOTE: Applications lodged within 10 days of the event date attract double permit fees.		
Final Occupancy inspection - General	\$618.30	10%
Final Occupancy inspection - Weekend	\$309.20 per hour	10%

Council Report & Consents (set by VBA) (Account No 40304 - Office use only)		
Siting Dispensations (Part 5) Siting	\$461.40	N/A
Street Fence Dispensation Reg 89/92 (fee includes 1 or both regs)	\$461.40	N/A
Projection beyond Street Alignment Reg 109(1)/(2) and 134(2)	\$329.60	
Protection of the Public Reg 116(4)	\$334.50	N/A
Amendment/Variation/Extension attracts an administrative fee being 50% of the Report and Consent Fee.		
Note: Refer to Planning/Health/Engineering teams for matters regarding Section 29a/Easements/Septic		

Council Information (Account No 41406 - Office use only)		
Provision of Information – Property Information Requests		
Building Permit Particulars (set by legislation) - Vic Gov/Set	\$53.60	N/A
Building Permit Particulars (24 hour turnaround) Information fee + consultation fee 1hr.	\$271.00	10%

Request for a copy of PLANS (Account No 40306 - Office use only)		
Residential copies of plans – Digital copies only	\$258.50	10%
Industrial & Commercial (first permit) – Digital copies only	\$361.90	10%
Additional permits Industrial & Commercial (2-5 permits) – Digital copies only	\$103.40	10%
Additional permits Industrial & Commercial (6 or more permits) – Digital copies only	\$206.80	10%
Multiple Tenancies – Base Rate(1 st tenancy)	\$357.00	10%
Multiple Tenancies – (each additional tenancy)	\$153.00	10%

Swimming Pool Registration Actions (Account No 41415 – Office use)		
Inspection and issue of Form 23/24	\$1354.50	
Application for registration fee (reg 147N)	\$36.10 - Vic Gov'Set	N/A
Information search fee (reg 147N)	\$53.60 - Vic Gov'Set	N/A
Lodgement of certificate of pool barrier compliance (reg 147X)	\$23.30 (fee waived till end October 2025 – Council Initiative)	N/A
Lodgement of certificate of pool barrier non-compliance (reg 147ZJ)	\$437.10 - Vic Gov'Set	N/A

Administration Fee charged per 0.5 blocks @ consultation fee - (Account No 40306 - Office use only)	\$217.10 per hr	10%
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NOTE: Fees include GST if applicable