



DEPARTMENT OF TOWN & COUNTRY PLANNING

Development Application Fees & Charges

The schedule of fees under *Town Planning Act* is based on the value of the proposed development. These fees apply to applications made to the Department of Town and Country Planning, and to those referred to the Department by a local authority. All fees are VAT Inclusive, and are subject to change. Fees shown are current at June 2007.

Note that Suva and Lautoka City Councils set their own fees for development applications to be assessed by those authorities.

Examination of Building Plans

VALUE OF DEVELOPMENT	NEW VIP AMT -2016
Not exceeding \$50,000	\$ 21.32
\$50,000 - \$100,000	\$ 73.64
\$100,000- \$200,000	\$ 109.48
\$200,000 - \$300,000	\$ 146.30
\$300,000- \$400,000	\$ 183.12
\$400,000 -500,000	\$ 219.94
\$500,000 - \$600,000	\$ 256.76
\$600,000 – \$700,000	\$ 292.60
\$700,000 - \$800,000	\$ 329.42
\$800,000 - \$900,000	\$ 366.24
\$900,000 - \$1,000,000	\$ 403.06
\$ 1,000,000 - \$5,000,000	\$ 525.14
\$5,000,000 - \$10,000,000	\$ 1,937.78
Exceeding \$ 10,000,000	\$ 3,875.56

Examination of Outline Application

VALUE OF DEVELOPMENT	NEW VIP AMT-2016
Not exceeding \$50,000	\$ 10.66
\$50,000 - \$100,000	\$ 36.82
\$100,000 - \$200,000	\$ 55.23
\$200,000 - \$300,000	\$ 73.64
\$300,000 - \$400,000	\$ 92.04
\$400,000 - \$500,000	\$ 109.48
\$500,000 - \$600,000	\$ 127.89
\$600,000 - \$700,000	\$ 146.30
\$700,000 - \$800,000	\$ 164.71
\$800,000 - \$900,000	\$ 183.12
\$900,000 - \$1,000,000	\$ 201.53
\$1,000,000 - \$5,000,000	\$ 262.57
\$5,000,000 - \$10,000,000	\$ 968.89
Exceeding \$10,000,000	\$ 1,937.78

Renewal of Development Permission fee \$14.53

General Fees & Charges

Conditional Development fee of \$73.64 for any application for development that is 'conditional development' under the General Provisions of *Town Planning Act* or of any approved Town Planning Scheme.

Relaxation of Provisions fee of \$183.12 for any application seeking a major relaxation or dispensation under Provision 7 of an approved General Provisions.

Building [development] plan search fee \$14.53

Subdivision Application Fees & Charges

The fee schedule for subdivision applications is based on the scale of subdivision proposed. Subdivision application fees are the same, whether an application is made under *Town Planning Act*, *Subdivision of Land Act*, or the *General Order*.

Extension of Subdivision Validity

An application to extend the validity of a subdivision approval may be made for fee of \$15.50, provided development work is already in progress on the site. If no work has commenced, full fees (as listed above) are payable.

Examination of Subdivision Scheme plan

Basic fee \$99.80 PLUS the following charges based on the size of the subdivision.

NUMBER OF LOTS	NEW VIP AMT-2016
Up to 20 lots	\$ 7.75 per lot
More than 20 lots	\$254.82 PLUS \$3.88 per lot in excess of 20 lots
Per Lot	\$ 3.88
Basic Fee	\$ 99.80
Renewal of Subdivision	\$15.50

Lots for open space reserve, road or public utilities are not included in the lot count above.

Examination of Engineering Plans

Basic fee \$65.88 PLUS the following charges based on the value of work:

VALUE OF WORK	NEW VIP AMT-2016
\$2000 - \$5000	\$ 32.94
\$5,000-\$10,000	\$ 65.88
\$10,000-\$15,000	\$ 131.77
\$ 15,000 - \$20,000	\$164.71
Exceeding \$20,000	\$164.71 PLUS \$7.75 for every \$1000 [or part thereof] in excess of \$20,000 value

Rezoning Application Fees & Charges

Fees for consideration of rezoning applications under *Town Planning Act* depend on the nature of the change proposed.

Consideration of Rezoning

NATURE OF RE ZONING	NEW VIP AMT-2016
Rural (or agricultural) to Residential	\$ 92.04
Rural (agricultural) to Commercial	\$ 183.12
Rural (agricultural) to Industrial	\$ 183.12
Residential to Commercial	\$ 183.12
Residential to Industrial	\$ 183.12
Commercial to Residential	\$ 109.48
Industrial to Residential	\$ 109.48
For tourist resort development	\$ 366.24
Any other rezoning	\$ 72.67

Renewal fees for rezoning are the same

'Other' Application Fees & Charges

A fee of \$72.67 applies for any application included in a category not elsewhere stated.