Planning and Building Permit Fees By-Law No. 4 of 2023

Malampa Provincial Government Council

The Malampa Provincial Government Council has established the **Planning and Building Permit Fees By-Law No. 4 of 2023** under sections 20 and 22 of the Decentralization Act [CAP 230]. The By-Law provides for the payment of fees for **planning permits, building plans and building permits** submitted to the Council for approval within designated Physical Planning Areas in Malampa Province.

Purpose of the By-Law

The By-Law establishes a system for approving development and construction activities and ensures that required planning and building permits are obtained before construction or development begins.

Planning Permit Fees

Where the Council has declared a Physical Planning Area, prepared a plan for that area and specified developments requiring Council approval, the relevant application fee must be paid before a planning permit is approved.

Type of Development	Application Fee
Domestic / Residential	**VT 4,000**
Industrial / Warehouse	**VT 4,000**
Office, Retail & Commercial	**VT 4,000**
Industrial / Warehouse – Villages	**VT 2,000**
Office, Retail & Commercial – Villages	**VT 2,000**
Other buildings not specifically described	**VT 2,000**

Building Permit Fees

Where a building, construction or permanent structure requires Council approval, the relevant building permit fee must be paid **before the Council approves the building plan permit**.

Building permit fees are calculated according to the type and classification of the building and, where applicable, the size of the building in square metres.

The By-Law provides different rates for **domestic/residential, industrial, warehouse, office, retail and commercial buildings**, including buildings located in villages.

Inspection Fees

The By-Law also provides for inspection fees associated with building works. The applicable inspection fees include:

- **Domestic / Residential buildings:** VT 200
- **Industrial buildings:** VT 300
- **Other buildings:** VT 400

The applicable fees depend on the classification of the building and the relevant schedule under the By-Law.

Requirement for Approval

Property owners, builders and contractors must obtain the required **planning permission and/or building permit before commencing development or construction** where such approval is required by the Council.

Any development or construction carried out without the required approval, or in breach of the conditions attached to an approval or permit, is an offence.

Offences and Penalties

A person who undertakes development within a Physical Planning Area without first obtaining the required planning permission or outline permission may be liable to a **fine of up to VT 50,000**.

Similarly, a person who constructs a building without the required Council approval, or who fails to comply with the conditions of an approved permit, may also be liable to a **fine of up to VT 50,000**.

Commencement

The **Planning and Building Permit Fees By-Law No. 4 of 2023** commences on the day it is published in the **Vanuatu Gazette**.

For further information on planning permission, building permits, application fees or inspections, please contact the Malampa Provincial Government Council.