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*Queensland Building and Construction Commission Act 1991*

**SETTING OF INSURANCE PREMIUMS FOR RESIDENTIAL CONSTRUCTION WORK**

**Queensland Home Warranty Scheme**

I, Brett Bassett, Commissioner, Queensland Building and Construction Commission, pursuant to section 68D of the *Queensland Building and Construction Commission Act 1991* state that the insurance premium payable by a licensed contractor or licensed construction manager for residential construction work, as of 1 July 2016, is to be in accordance with Schedule 1.

Unless the contrary intention appears, wherever terms defined by the *Queensland Building and Construction Commission Act 1991* or the *Queensland Building and Construction Commission Regulation 2003* appear in this notice, those terms have the same meaning in this notice as in the Act or Regulation.

For Schedule 1 of this notice, “residential construction price” means the following:

- (a) For proposed residential construction work for, or on the site of, a single detached dwelling:
  - (i) the contract price for the work; or
  - (ii) if there is no contract price - the value of the residential construction work.
- (b) For proposed residential construction work for, or on the site of, one or more multiple dwellings:
  - (i) if the work is to be carried out under a contract and a notional price applies under the *Queensland Building and Construction Commission Regulation 2003* - for each residential unit, the notional price of the work for the unit; or
  - (ii) if the work is to be carried out under a contract and a notional price for the work does not apply - the contract price for work for the residential unit; or
  - (iii) otherwise - the value of the work for the residential unit.
- (c) For residential construction work carried out under a construction management contract – the value of the residential construction work for which the construction manager is providing building work services for the principal, plus the amount paid by the principal to the construction manager under the construction management contract for those services.

A premium is not payable by a licensed contractor who carries out residential construction work if any of the following apply:

- (a) The work is carried out by the contractor under a subcontract with a licensed contractor;
- (b) The work is carried out by the contractor under a construction management trade contract.

A premium is also not payable by a licensed contractor for building work other than residential construction work.

The minimum premium is \$226.25 and the maximum premium is \$5882.35.

<b>SCHEDULE 1</b>
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Residential Construction Price	Premium	Residential Construction Price	Premium	Residential Construction Price	Premium	Residential Construction Price	Premium	Residential Construction Price	Premium
		<b>70,000</b>	<b>790.00</b>	<b>130,000</b>	<b>1,486.00</b>	<b>190,000</b>	<b>2,171.90</b>	<b>250,000</b>	<b>2,767.65</b>
		71,000	801.35	131,000	1,497.55	191,000	2,183.35	251,000	2,776.50
		72,000	812.65	132,000	1,508.85	192,000	2,194.75	252,000	2,785.45
<b>Less Than \$20,000 Premium \$226.25</b>		73,000	823.90	133,000	1,520.40	193,000	2,206.20	253,000	2,794.35
		74,000	835.15	134,000	1,531.70	194,000	2,217.65	254,000	2,803.30
		75,000	846.45	135,000	1,543.10	195,000	2,229.15	255,000	2,812.20
		76,000	857.70	136,000	1,554.65	196,000	2,240.50	256,000	2,821.10
		77,000	869.00	137,000	1,566.05	197,000	2,251.95	257,000	2,830.05
		78,000	880.30	138,000	1,577.55	198,000	2,263.45	258,000	2,838.95
		79,000	891.65	139,000	1,588.90	199,000	2,274.70	259,000	2,847.80
<b>20,000</b>	<b>226.25</b>	<b>80,000</b>	<b>902.95</b>	<b>140,000</b>	<b>1,600.40</b>	<b>200,000</b>	<b>2,286.15</b>	<b>260,000</b>	<b>2,856.70</b>
21,000	237.05	81,000	914.20	141,000	1,611.75	201,000	2,331.70	261,000	2,865.60
22,000	248.35	82,000	925.40	142,000	1,623.25	202,000	2,340.55	262,000	2,874.45
23,000	259.60	83,000	936.75	143,000	1,634.65	203,000	2,349.35	263,000	2,883.35
24,000	270.90	84,000	948.05	144,000	1,646.10	204,000	2,358.35	264,000	2,892.30
25,000	282.15	85,000	959.35	145,000	1,657.55	205,000	2,367.20	265,000	2,901.20
26,000	293.45	86,000	970.60	146,000	1,668.95	206,000	2,376.05	266,000	2,910.05
27,000	304.75	87,000	981.85	147,000	1,680.30	207,000	2,384.90	267,000	2,918.95
28,000	316.10	88,000	993.20	148,000	1,691.80	208,000	2,393.95	268,000	2,927.85
29,000	327.30	89,000	1,004.45	149,000	1,703.20	209,000	2,402.85	269,000	2,936.70
<b>30,000</b>	<b>338.65</b>	<b>90,000</b>	<b>1,015.85</b>	<b>150,000</b>	<b>1,714.65</b>	<b>210,000</b>	<b>2,411.75</b>	<b>270,000</b>	<b>2,945.60</b>
31,000	349.85	91,000	1,027.00	151,000	1,726.00	211,000	2,420.70	271,000	2,954.60
32,000	361.20	92,000	1,038.25	152,000	1,737.50	212,000	2,429.60	272,000	2,963.50
33,000	372.45	93,000	1,049.60	153,000	1,748.90	213,000	2,438.45	273,000	2,972.30
34,000	383.80	94,000	1,060.90	154,000	1,760.45	214,000	2,447.35	274,000	2,981.20
35,000	395.05	95,000	1,072.25	155,000	1,771.85	215,000	2,456.25	275,000	2,990.10
36,000	406.35	96,000	1,083.50	156,000	1,783.30	216,000	2,465.15	276,000	2,999.00
37,000	417.60	97,000	1,094.70	157,000	1,794.75	217,000	2,474.00	277,000	3,007.95
38,000	428.95	98,000	1,106.10	158,000	1,806.10	218,000	2,482.85	278,000	3,016.90
39,000	440.20	99,000	1,117.30	159,000	1,817.55	219,000	2,491.70	279,000	3,025.75
<b>40,000</b>	<b>451.45</b>	<b>100,000</b>	<b>1,128.65</b>	<b>160,000</b>	<b>1,828.95</b>	<b>220,000</b>	<b>2,500.65</b>	<b>280,000</b>	<b>3,034.65</b>
41,000	462.70	101,000	1,154.50	161,000	1,840.45	221,000	2,509.60	281,000	3,043.50
42,000	474.05	102,000	1,166.05	162,000	1,851.80	222,000	2,518.55	282,000	3,052.40
43,000	485.35	103,000	1,177.35	163,000	1,863.25	223,000	2,527.45	283,000	3,061.35
44,000	496.65	104,000	1,188.85	164,000	1,874.75	224,000	2,536.30	284,000	3,070.30
45,000	507.95	105,000	1,200.20	165,000	1,886.20	225,000	2,545.20	285,000	3,079.20
46,000	519.15	106,000	1,211.75	166,000	1,897.55	226,000	2,554.15	286,000	3,088.10
47,000	530.55	107,000	1,223.05	167,000	1,909.00	227,000	2,562.95	287,000	3,097.00
48,000	541.70	108,000	1,234.60	168,000	1,920.40	228,000	2,571.85	288,000	3,105.90
49,000	553.05	109,000	1,246.00	169,000	1,931.90	229,000	2,580.70	289,000	3,114.65
<b>50,000</b>	<b>564.35</b>	<b>110,000</b>	<b>1,257.40</b>	<b>170,000</b>	<b>1,943.20</b>	<b>230,000</b>	<b>2,589.60</b>	<b>290,000</b>	<b>3,123.65</b>
51,000	575.60	111,000	1,268.85	171,000	1,954.65	231,000	2,598.55	291,000	3,132.55
52,000	586.95	112,000	1,280.25	172,000	1,966.05	232,000	2,607.50	292,000	3,141.45
53,000	598.25	113,000	1,291.70	173,000	1,977.70	233,000	2,616.55	293,000	3,150.35
54,000	609.40	114,000	1,303.15	174,000	1,989.05	234,000	2,625.45	294,000	3,159.20
55,000	620.85	115,000	1,314.60	175,000	2,000.45	235,000	2,634.30	295,000	3,168.10
56,000	632.00	116,000	1,326.00	176,000	2,011.90	236,000	2,643.15	296,000	3,177.10
57,000	643.35	117,000	1,337.50	177,000	2,023.30	237,000	2,652.00	297,000	3,185.95
58,000	654.65	118,000	1,348.85	178,000	2,034.75	238,000	2,660.90	298,000	3,194.85
59,000	665.85	119,000	1,360.35	179,000	2,046.15	239,000	2,669.85	299,000	3,203.70
<b>60,000</b>	<b>677.20</b>	<b>120,000</b>	<b>1,371.70</b>	<b>180,000</b>	<b>2,057.60</b>	<b>240,000</b>	<b>2,678.70</b>	<b>300,000</b>	<b>3,212.55</b>
61,000	688.55	121,000	1,383.15	181,000	2,069.00	241,000	2,687.60	301,000	3,221.55
62,000	699.75	122,000	1,394.50	182,000	2,080.40	242,000	2,696.50	302,000	3,230.50
63,000	711.15	123,000	1,406.05	183,000	2,091.90	243,000	2,705.35	303,000	3,239.40
64,000	722.20	124,000	1,417.40	184,000	2,103.30	244,000	2,714.25	304,000	3,248.25
65,000	733.55	125,000	1,428.85	185,000	2,114.75	245,000	2,723.30	305,000	3,257.10
66,000	744.85	126,000	1,440.30	186,000	2,126.20	246,000	2,732.15	306,000	3,266.00
67,000	756.20	127,000	1,451.80	187,000	2,137.60	247,000	2,741.05	307,000	3,274.90
68,000	767.40	128,000	1,463.20	188,000	2,149.00	248,000	2,749.90	308,000	3,283.90
69,000	778.75	129,000	1,474.60	189,000	2,160.40	249,000	2,758.80	309,000	3,292.80

Residential Construction Price	Premium	Residential Construction Price	Premium	Residential Construction Price	Premium	Residential Construction Price	Premium	Residential Construction Price	Premium
<b>310,000</b>	<b>3,301.60</b>	<b>370,000</b>	<b>3,835.50</b>	<b>430,000</b>	<b>4,369.45</b>	<b>490,000</b>	<b>4,903.40</b>	<b>550,000</b>	<b>5,437.35</b>
311,000	3,310.45	371,000	3,844.55	431,000	4,378.35	491,000	4,912.30	551,000	5,446.25
312,000	3,319.40	372,000	3,853.45	432,000	4,387.25	492,000	4,921.25	552,000	5,455.15
313,000	3,328.30	373,000	3,862.25	433,000	4,396.10	493,000	4,930.15	553,000	5,464.10
314,000	3,337.20	374,000	3,871.15	434,000	4,405.05	494,000	4,939.00	554,000	5,472.90
315,000	3,346.15	375,000	3,880.00	435,000	4,413.95	495,000	4,947.85	555,000	5,481.90
316,000	3,355.00	376,000	3,888.90	436,000	4,422.85	496,000	4,956.80	556,000	5,490.75
317,000	3,363.90	377,000	3,897.80	437,000	4,431.75	497,000	4,965.70	557,000	5,499.65
318,000	3,372.80	378,000	3,906.80	438,000	4,440.65	498,000	4,974.70	558,000	5,508.55
319,000	3,381.65	379,000	3,915.70	439,000	4,449.55	499,000	4,983.60	559,000	5,517.50
<b>320,000</b>	<b>3,390.55</b>	<b>380,000</b>	<b>3,924.60</b>	<b>440,000</b>	<b>4,458.40</b>	<b>500,000</b>	<b>4,992.45</b>	<b>560,000</b>	<b>5,526.40</b>
321,000	3,399.45	381,000	3,933.40	441,000	4,467.35	501,000	5,001.35	561,000	5,535.35
322,000	3,408.35	382,000	3,942.30	442,000	4,476.25	502,000	5,010.25	562,000	5,544.25
323,000	3,417.30	383,000	3,951.15	443,000	4,485.15	503,000	5,019.10	563,000	5,553.15
324,000	3,426.25	384,000	3,960.15	444,000	4,494.05	504,000	5,028.05	564,000	5,562.05
325,000	3,435.15	385,000	3,969.05	445,000	4,502.90	505,000	5,036.90	565,000	5,570.85
326,000	3,444.05	386,000	3,977.90	446,000	4,511.90	506,000	5,045.80	566,000	5,579.75
327,000	3,452.95	387,000	3,986.80	447,000	4,520.85	507,000	5,054.70	567,000	5,588.70
328,000	3,461.80	388,000	3,995.65	448,000	4,529.75	508,000	5,063.60	568,000	5,597.60
329,000	3,470.70	389,000	4,004.55	449,000	4,538.65	509,000	5,072.55	569,000	5,606.50
<b>330,000</b>	<b>3,479.60</b>	<b>390,000</b>	<b>4,013.55</b>	<b>450,000</b>	<b>4,547.50</b>	<b>510,000</b>	<b>5,081.35</b>	<b>570,000</b>	<b>5,615.35</b>
331,000	3,488.45	391,000	4,022.50	451,000	4,556.35	511,000	5,090.35	571,000	5,624.30
332,000	3,497.30	392,000	4,031.35	452,000	4,565.25	512,000	5,099.25	572,000	5,633.15
333,000	3,506.20	393,000	4,040.25	453,000	4,574.15	513,000	5,108.15	573,000	5,642.05
334,000	3,515.25	394,000	4,049.10	454,000	4,583.10	514,000	5,117.05	574,000	5,651.00
335,000	3,524.10	395,000	4,058.00	455,000	4,592.00	515,000	5,125.95	575,000	5,659.85
336,000	3,533.00	396,000	4,066.95	456,000	4,600.85	516,000	5,134.80	576,000	5,668.75
337,000	3,541.85	397,000	4,075.85	457,000	4,609.70	517,000	5,143.75	577,000	5,677.65
338,000	3,550.75	398,000	4,084.75	458,000	4,618.60	518,000	5,152.60	578,000	5,686.55
339,000	3,559.70	399,000	4,093.65	459,000	4,627.55	519,000	5,161.50	579,000	5,695.40
<b>340,000</b>	<b>3,568.65</b>	<b>400,000</b>	<b>4,102.55</b>	<b>460,000</b>	<b>4,636.50</b>	<b>520,000</b>	<b>5,170.40</b>	<b>580,000</b>	<b>5,704.35</b>
341,000	3,577.55	401,000	4,111.45	461,000	4,645.40	521,000	5,179.30	581,000	5,713.20
342,000	3,586.30	402,000	4,120.30	462,000	4,654.25	522,000	5,188.20	582,000	5,722.15
343,000	3,595.20	403,000	4,129.25	463,000	4,663.15	523,000	5,197.15	583,000	5,731.05
344,000	3,604.10	404,000	4,138.10	464,000	4,672.00	524,000	5,206.05	584,000	5,740.00
345,000	3,613.05	405,000	4,147.00	465,000	4,680.95	525,000	5,214.95	585,000	5,748.90
346,000	3,622.05	406,000	4,155.90	466,000	4,689.90	526,000	5,223.80	586,000	5,757.85
347,000	3,631.00	407,000	4,164.75	467,000	4,698.75	527,000	5,232.65	587,000	5,766.70
348,000	3,639.85	408,000	4,173.65	468,000	4,707.65	528,000	5,241.55	588,000	5,775.55
349,000	3,648.75	409,000	4,182.60	469,000	4,716.55	529,000	5,250.45	589,000	5,784.45
<b>350,000</b>	<b>3,657.60</b>	<b>410,000</b>	<b>4,191.55</b>	<b>470,000</b>	<b>4,725.45</b>	<b>530,000</b>	<b>5,259.40</b>	<b>590,000</b>	<b>5,793.35</b>
351,000	3,666.50	411,000	4,200.40	471,000	4,734.40	531,000	5,268.30	591,000	5,802.25
352,000	3,675.35	412,000	4,209.30	472,000	4,743.35	532,000	5,277.15	592,000	5,811.10
353,000	3,684.30	413,000	4,218.15	473,000	4,752.15	533,000	5,286.00	593,000	5,820.05
354,000	3,693.15	414,000	4,227.05	474,000	4,761.05	534,000	5,294.95	594,000	5,828.95
355,000	3,702.05	415,000	4,235.95	475,000	4,769.95	535,000	5,303.95	595,000	5,837.80
356,000	3,711.00	416,000	4,244.90	476,000	4,778.85	536,000	5,312.85	596,000	5,846.75
357,000	3,719.85	417,000	4,253.80	477,000	4,787.75	537,000	5,321.75	597,000	5,855.60
358,000	3,728.80	418,000	4,262.60	478,000	4,796.60	538,000	5,330.60	598,000	5,864.50
359,000	3,737.70	419,000	4,271.55	479,000	4,805.55	539,000	5,339.50	599,000	5,873.45
<b>360,000</b>	<b>3,746.60</b>	<b>420,000</b>	<b>4,280.45</b>	<b>480,000</b>	<b>4,814.40</b>	<b>540,000</b>	<b>5,348.40</b>	<b>600,000</b>	<b>5,882.35</b>
361,000	3,755.50	421,000	4,289.40	481,000	4,823.30	541,000	5,357.25		
362,000	3,764.35	422,000	4,298.35	482,000	4,832.20	542,000	5,366.20		
363,000	3,773.25	423,000	4,307.25	483,000	4,841.05	543,000	5,375.05		
364,000	3,782.10	424,000	4,316.10	484,000	4,850.00	544,000	5,383.95		
365,000	3,790.95	425,000	4,325.00	485,000	4,858.95	545,000	5,392.85		
366,000	3,799.90	426,000	4,333.85	486,000	4,867.85	546,000	5,401.80		
367,000	3,808.85	427,000	4,342.75	487,000	4,876.75	547,000	5,410.70		
368,000	3,817.75	428,000	4,351.65	488,000	4,885.65	548,000	5,419.65		
369,000	3,826.65	429,000	4,360.55	489,000	4,894.50	549,000	5,428.45		

Over  
\$600,000  
Premium  
\$5,882.35

