

1.0 INTRODUCTION

Nearly every building project in New Zealand is unique in terms of build type and complexity, size, value, location and risk factors. It is therefore difficult to accurately estimate the likely regulatory fees before a building consent application is lodged with Manukau Building Consultants (MBC).

This guideline aims to give you an indication of likely fees associated with a building consent.

SECTION 2 of the guidelines covers fees charged by Manukau Building Consultants.

SECTION 3 summarises Central and Local Government fees and levies.

Unless otherwise agreed with Auckland Council, payment of all outstanding fees must be made before you pick up your Building Consent or receive your Code Compliance Certificate.

Go to www.mbcl.co.nz to view our Online Fee Calculator.

2.0 CONSENT PROCESSING & COMPLIANCE INSPECTION FEES - MBC

The fees charged by MBC (a stand alone Building Consent Authority of Auckland Council) are only part of the fees you will need to pay when obtaining a Building Consent. The MBC fees are made up of a charge for **processing the consent application** [see 2.1] and a **deposit for future compliance inspections** [see 2.2]. These fees are calculated on the hours taken to complete the processing of the building consent including any specialist engineering assessments and an estimate of hours it will take to complete the on-site compliance inspections plus an audit of the work undertaken.

The total costs vary depending on:

- size of project
- complexity of work to be done
- quality of your application documents
- quality of on-site construction
- construction programme
- travel distances

Please note this guideline does not discuss fees associated with Resource Consents which may also be a requirement before you start your project. If unsure, please discuss with Auckland Council staff.

Understandably, it is very difficult to estimate these costs prior to the consent application being received.

2.1 Processing the Consent Application

The MBC consent processing fee is made up of the actual time [hours] taken to process your application plus administration fees. The fee may include any specialist inputs for the assessment of specifically engineered aspects of your application where **Producer Statements** are not supplied as part of the application documentation.

Thorough preparation prior to the lodging for your building consent can result in significant savings and a faster turnaround of the consent

Producer Statements

A document that states certain work has been carried out in accordance with certain technical specifications and in compliance with the Building Code. For example, a statement may be made by an engineer confirming that a building design complies with the New Zealand Building Code, or by a cladding installer confirming that a cladding was installed in accordance with the manufacturer's specifications. Producer statements can assist Building Consent Authorities (BCA) in deciding whether the work will comply with the Building Code both at design stage and during construction.

If you are considering using third parties to verify compliance of certain components during the construction of your project, please discuss and agree during the processing of your consent.

What can you do to reduce Building Consent processing fees?

There are a number of ways you can reduce consent processing fees and improve turnaround times for your consents.

- ⊕ Ensure your documentation is complete and of high quality. We strongly suggest you use Council checklists as a guide or use a professional, such as an architect, if you are not sure what is required.
- ⊕ Obtain producer statements from your design engineers to cover specifically designed components of your project. In some cases you may be required to have your specifically designed components peer reviewed by a second party. MBC can do this for you or you may elect to use a suitably qualified professional direct. Contact us prior to engineer selection to ensure they are an approved peer review author.

2.2 Deposit for Compliance Inspections

The *Compliance Inspection Deposit* is an estimate only of the costs associated with undertaking Compliance Inspections and all associated tasks on your project.

Compliance inspection activity generally consists of conducting **on-site inspections** of building work before it is covered up. It includes travel time and the collation and checking of documentation in support of **building work**, e.g. installation certificates for waterproofing aspects, as-built plans, energy certificates, etc. The fee also covers the administration in preparation for Code Compliance Certificate [CCC] includes project review, document checks and photo compilation of completed work.

On-site inspections

A Building Consent Authority [BCA] undertakes inspections while the building is being built to ensure compliance with the Building Consent and Building Code. A BCA decides what inspections need to be undertaken based on an evaluation of the plans, specifications and other information. An agreement to provide producer statements will be required to be completed prior to the granting of your consent. We will discuss this with you during processing.

Inspections estimates are based on an inspection number multiplied by the rate of \$141.00 (post July 1st 2015). This inspection is based on a 45 minute time, any additional time is charged at \$141.00 or \$167.00 (dependant on project complexity) per hour or part thereof. MBC's average inspection time is about 1 hour. MBC also doesn't charge for additional inspections while on site, e.g. if we are on site to undertake a pre-line inspection as well as a half high brick inspection you will only be charged for the time we spend. This is to keep your overall compliance costs to a minimum.

Important Note: If for some reason your project does not go as planned and extra inspections or longer inspections are required, you may be charged for the extra time taken. It is also possible to get a credit if your project goes better than planned and fewer or quicker inspections are undertaken than we anticipated. Any additional fees or refunds are normally calculated at the time the CCC is prepared for being issued.

What can you do to reduce Compliance Inspection fees?

- ⊕ Ensure all conditions of the Building Code and consent conditions are met at the time of the inspections. If an inspection is failed then you may require an additional inspection which adds to your cost.
- ⊕ Be ready when the Inspector turns up: have all building elements completed and any required documentation on site before the Inspector arrives.
- ⊕ Ensure all documentation required for the project remains on site in the folders provided. Everything must be available for the final inspection. If not, a further inspection may be required and your Code Compliance Certificate delayed.

Building Consent Application Fee

3.0 AUCKLAND COUNCIL & OTHER REGULATORY FEES

These fees are a guideline only and may be subject to change. To find out what fees may apply to your project please contact Auckland Council on 301 0101.

Check out our online Fee Calculator at www.mbcl.co.nz to give you an estimate of your likely charges.

3.1 Auckland Council – Manukau Southern Region Area Office

Fee Description	Fee Calculation
3.1.1 Auckland Council - New Residential only Auckland Council Specialist Services. A fee charged by Auckland Council when specialist services are required to audit a component of an application, e.g. exterior envelope for remedial works on leaky buildings.	\$141 to \$167.00 per hour [incl. GST] Variable hourly rate
3.1.2 Accreditation Levy Fees charged by Auckland Council to undertake their component of the auditing and issuance of building consent applications and maintain accreditation as a Building Consent Authority. This fee is based on the value of works and is calculated at 0.02% of the value of the works (20c per \$1,000 of value of work)	0.02% of value of works
3.1.3 Administration An Auckland Council fee to undertake the administration component of your application. This fee varies and is charged on an hourly rate of \$98.00 per hour.	\$190.00 approx.
3.1.4 Project Information Memorandum [PIM]. [Planning/Hazard assessment] An Auckland Council fee to undertake the planning and hazard information memorandum. Note: PIM's are voluntary. If you opt not to obtain a PIM, Council will undertake an assessment of hazards and planning requirements at an hourly rate. Council issue a PSR [Property Summary Report or similar] document to advise of assessment outcomes.	\$410.00 approx.
3.1.6 Engineering An Auckland Council charge relating to the audit of the flooding and stability hazards on site. This fee is time based and may fluctuate depending on Council's input. This fee is not charged on all applications.	\$153.00 approx.
3.1.7 Planning An Auckland Council charge for the assessment of project against the District Plan and RMA requirements. If a PIM is obtained the planning fee will be incorporated within this fee.	\$ 153.00 approx.
3.1.8 Document Management An Auckland Council fee to cover the costs associated with your building consent file storage. The fee is based on the number of plans and associated documents supplied to support a building consent application. There will be considerable variability with this fee estimate due to the differing scanning price for each size of paper - use as a rough guide only.	Guide only = \$150 for an average sized dwelling consent
3.1.9 Code Compliance Certificate [CCC] An Auckland Council fee to carry out audit of and issuance of the Code Compliance Certificate.	\$130 for applications under \$19,999 \$300 for applications over \$20,000 \$475 for applications over \$100,000 \$790 for applications over \$500,000
3.1.10 Development Contributions An Auckland Council charge to assist the funding of city infrastructure such as libraries, swimming pools, etc. This fee is subject to change so use as a	\$6700.50 for new dwellings ≥60m2 \$3350.25 for new dwellings < 60m2

Building Consent Application Fee

Fee Description	Fee Calculation
rough guide only. Note: In some cases the development contributions may have been paid at the time subdivision occurred. Phone Council on 301 0101 to find out if this applies to your project.	Commercial consents at a rate of \$19.47 for each additional square metre of new space created
3.1.11 Bond Refund Inspection An Auckland Council fee of \$110 for the administration of the street damage component of your consent application is not refundable	\$82.00 [incl. GST]
3.1.12 Street Damage Deposit An Auckland Council fee to "bond" for damage that may occur during construction of your project. Deposits are staggered dependent on the type of construction project you are undertaking.	Projects value: < \$20k = \$500 Project value between \$20k - \$100K = \$500 Project value more then \$100k = \$1,000. Significant projects = \$5,000
3.1.13 Construction of Vehicle Crossings Vehicle crossing permit (application processing and inspection).	\$315.00
3.1.15 Solar Water Heating Installations By an approved Solar Industries Association Member	\$240.00
3.1.16 Extensions of Time	\$95.00
3.1.17 Certificate of Title	\$40.00

3.2 Other Government Levies

Fee Description	Fee Calculation [excluding GST]
3.2.1 Building Research Levy [BRANZ Levy] A levy legislated by statutes payable on all building consent applications with a value of \$20,000 or more. The levy is based on project value and set at 0.1% of the value of the works.	Triggered on consents with a value of \$20k or more at 0.1% of value of the works
3.2.2 Ministry of Business Innovation & Employment Levy Same as above (3.2.1) but 0.201% of the value of the works	Triggered on consents with a value of \$20k or more at 0.201%

3.3 Watercare Utility Fees

Fee Description	Fee Calculation [excluding GST]
3.3.1 Network Growth Charge - Watercare Fees While not officially connected to your building consent application you may be required to pay a Network Growth Charge to Watercare. Check with Watercare direct to determine whether your project will attract these costs. If you have indicated a new build as your application type above then this fee estimate has included this component for your overall cost consideration.	Contact Watercare
3.3.2 Watercare Assessment Your application may be required to be assessed by Watercare on a time based fee. If you have proposed a new build construction type we have factored a basic time estimate of \$300. This is a very broad estimate and you should contact Watercare for a more accurate fee estimate upon your plans being completed. You may also be required to pay for additional assessments where you are building in close proximity to Watercare infrastructure or require a CCTV inspection. Click on the attached link to determine whether you may be required to pay for these additional services. www.watercare.co.nz	Contact Watercare
3.3.3 Water Meter Connection - Residential only Contact Watercare direct to enquire about the charges to install a water meter to your property - www.watercare.co.nz	Contact Watercare



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GUIDELINE

Building Consent Application Fee

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