

Building Consent Application Fee

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 Ltd [MBCL].

This guideline aims to give you an indication of likely fees associated with a building consent in the Manukau City Council [MCC] region only.

As shown in Fig 1, there are a number of different fees and levies associated with a building consent. These are charged by Local Government, Central Government and your private Building Consent Authority [BCA].

Section 2 of the guidelines covers fees charged by your private BCA.

Section 3 summarises Central and Local Government fees and levies.

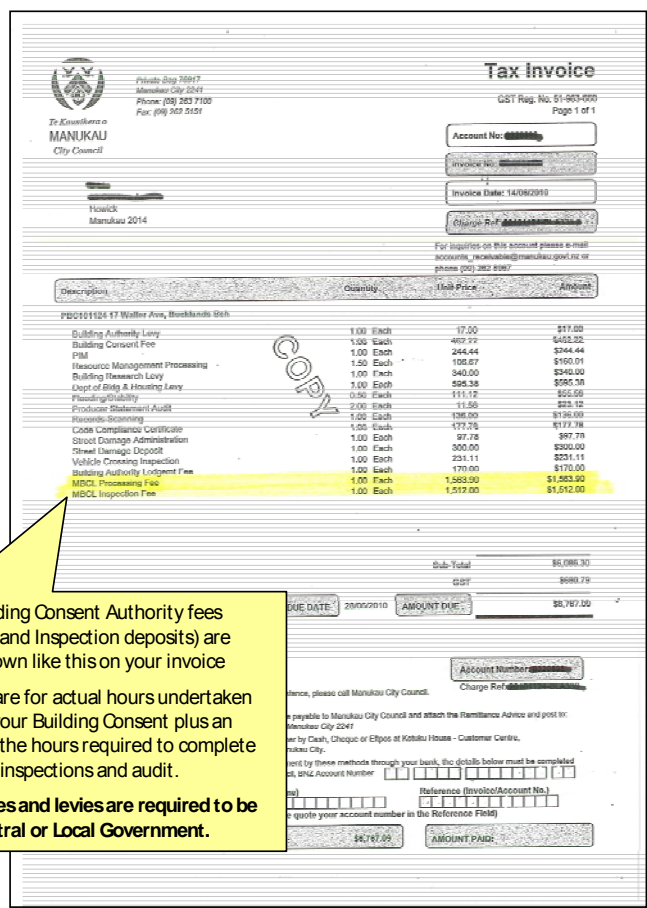
Unless otherwise agreed with Manukau City Council, payment of all outstanding fees must be made before you pick up your Building Consent.

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 Manukau City Council staff.

Private Building Consent Authority fees (processing and Inspection deposits) are typically shown like this on your invoice

These fees are for actual hours undertaken to process your Building Consent plus an estimate of the hours required to complete compliance inspections and audit.

All other fees and levies are required to be paid to Central or Local Government.



Description	Quantity	Unit Price	Amount
Building Authority Levy	1.00	Each	17.00
Building Consent Fee	1.00	Each	467.77
PM	1.00	Each	246.44
Resource Management Processing	1.50	Each	106.67
Building Research Levy	1.00	Each	340.00
Dept of City & Housing Levy	1.00	Each	626.38
Planning/Utility	0.50	Each	111.12
Producer Statement Audit	2.00	Each	11.50
Resource Screening	1.00	Each	136.00
Code Compliance Certificate	1.00	Each	177.76
Street Damage Administration	1.00	Each	97.78
Street Damage Deposit	1.00	Each	300.00
Vehicle Crossing Inspection	1.00	Each	231.11
Building Authority Lodgment Fee	1.00	Each	170.00
MBCL Processing Fee	1.00	Each	1,503.00
MBCL Inspection Fee	1.00	Each	1,512.00

Sub-Total: \$5,086.30
GST: \$698.79
AMOUNT DUE: \$5,785.09

Fig 1. Example of Invoice for a new residential house.

2.0 BUILDING CONSENT AUTHORITY FEES – MANUKAU BUILDING CONSULTANTS

The fees charged by MBCL, a private Building Consent Authority [BCA] are only part of the fees you will need to pay when getting a Building Consent. The MBCL 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 and an estimate of hours it will take to complete the on-site compliance inspections plus an audit of the work undertaken.

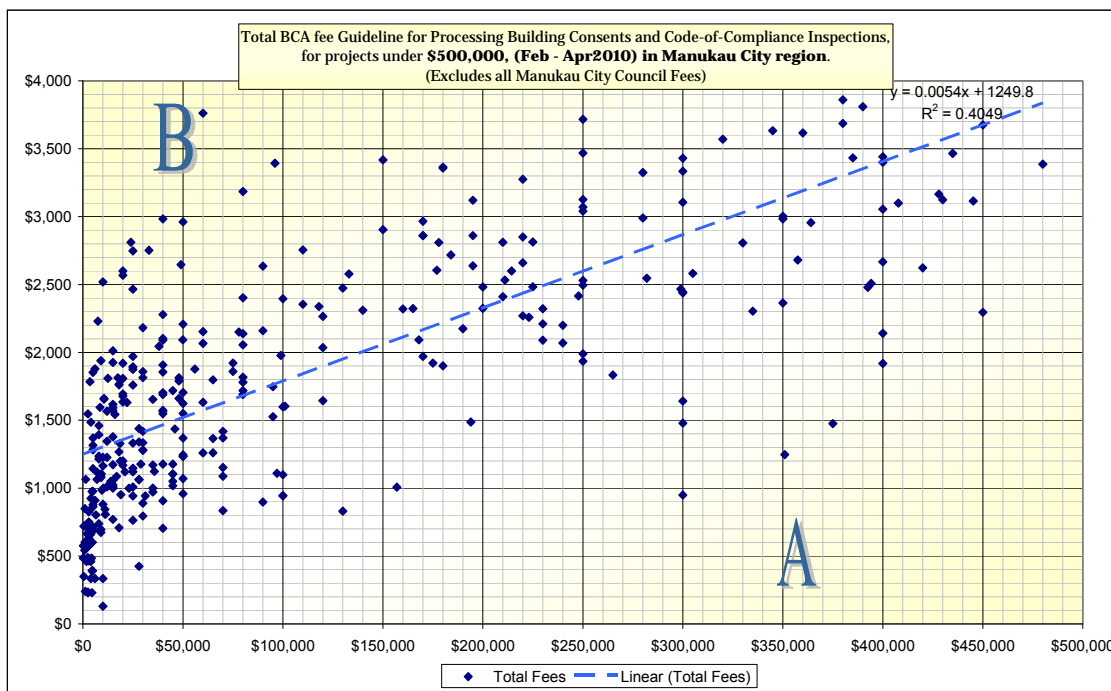
The total costs vary depending on:

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

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

The following graph shows a sample of private BCA fees charged in the Manukau region from Feb-May 2010. These give you a range of what you can reasonably expect when you are completing your budget. [These do not include MCC fees or central government fees].

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Note the significant variation of fees resulting from differences in project size, complexity and quality of the work being undertaken. The area below the trend line [Area A] represents lower fees as a result of high document quality of the consent application and / or the project is a simple design. The plots above the trend line [Area B] represent higher average fees as a result of poorer quality documentation and/or the project was for a complex building design.

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

2.1 Processing the Consent Application

The MBCL 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.

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 our checklists as a guide or use a professional, such as an architect, if you are not sure what is required.
- ◆ Possibly apply for a PIM prior to application [if required]. This can speed up actual processing time.

Producer Statement

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 a particular New Zealand Standard, 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.

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2.2 Deposit for Compliance Inspections

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

Compliance inspection activity generally consists of conducting **on-site inspections** of building work before it is covered up. It includes the collation and checking of documentation in support of **building work**, e.g. installation certificates for waterproofing aspects, as-built plans, energy certificates, sub-trades, etc. Administration in preparation for Code Compliance Certificate [CCC] includes project review, document checks and photos 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.

Important Note: If for some reason your project does not go as planned and if extra 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 less inspections are required. Any additional fees or refunds are normally calculated at the time the CCC is 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.
- ⊕ 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.

3.0 MANUKAU CITY COUNCIL & OTHER REGULATORY FEES

These fees are a guideline only and may be subject to change [source MCC website]. If you are unsure if these fees apply to your project, please contact Manukau City Council on 262 5104.

3.1 Manukau City Council

Fee Description	Fee Calculation [excluding GST]
3.1.1 Manukau City Council - New Residential only MCC Specialist Services. A fee charged by Manukau City Council when specialist services are required to audit a component of an application, e.g. exterior envelope for remedial works on leaky buildings.	\$115.00 per hour
3.1.2 MCC Building Authority Levy A fee charged by Manukau City Council's Building unit to undertake their component of the auditing and issuance of building consent application. This fee is based on the value of works and is calculated at 0.05% of the value of the works. It does not apply to works under \$20,000.	0.05% of value of works for projects costing \$20,000 and over
3.1.3 MCC Building Consent Fee A fee charged by Manukau City Council's Building unit based on a flat fee to undertake their processing component of the building consent application.	\$285.00 for projects <\$10,000 \$520.00 for projects ≥\$10,000
3.1.4 Project Information Memorandum [PIM]. [Planning/Hazard assessment] A Manukau City Council fee to undertake the planning and hazard information memorandum. The fee is staggered. Note: PIM's are voluntary. If you opt not to obtain a PIM, Council will	\$72 for minor works \$155 for works with a value of \$5000 - \$49,999 \$275 for works with a value ≥\$50,000

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Fee Description	Fee Calculation [excluding GST]
undertake an assessment of hazards and planning requirements at an hourly rate. Council issue a PSR [Property Summary Report] document to advise of assessment outcomes.	
3.1.5 Consent Hazard Report Manukau City Council contracts Property Insight to prepare hazard reports in order to determine the known hazards and enable assessment and confirmation that all known hazards have been considered and mitigated during consent processing. This is applicable to all applications where exterior changes, building footprint or foundation works are undertaken.	\$83
3.1.6 Flooding & Stability A Manukau City Council charge relating to the audit of the flooding and stability hazards on site. This fee is not charged on all applications, however, for the purposes of this cost estimate we have allowed \$62.50. This fee is time based and may fluctuate depending on Council's input.	\$62.50
3.1.7 Producer Statement Audit A Manukau City Council charge to undertake sample audits of producer statements or verification documents supplied by the applicant to support the processing and compliance aspects of building consents.	\$13 for residential applications \$25 for other application types
3.1.8 Records & Scanning A Manukau City 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 = \$50/\$100,000 of project value
3.1.9 Code Compliance Certificate [CCC] A Manukau City Council fee to carry out audit of and issuance of the Code Compliance Certificate.	\$200 for residential consent types \$280 for commercial consent types
3.1.10 Development Reserve Contributions A Manukau City Council charge to assist the funding of city infrastructure such as libraries, swimming pools, etc..	\$6700.50 for new dwellings ≥60m ² \$3350.25 for new dwellings < 60m ² Commercial consents at a rate of \$19.47 for each additional square metre of new space created
3.1.11 Street Damage Administration A Manukau City Council fee of \$110 for the administration of the street damage component of your consent application is not refundable	\$110
3.1.12 Street Damage Deposit A Manukau City 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 < \$5k = nil Alterations & additions < \$20k = \$200 Alterations & additions ≥ \$20k = \$300 New residential = \$600 Building demolition or removal = \$800 Commercial & industrial = \$1000
3.1.13 Vehicle Crossing Inspection Fee When a new crossing is being installed by owner.	\$260
3.1.15 Solar Water Heating Installations By an approved Solar Industries Association Member	\$150.00
3.1.16 Extensions of Time	\$82.00

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3.2 Other Government Levies

Fee Description	Fee Calculation [excluding GST]
<p>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.</p>	Triggered on consents with a value of \$20k or more at 0.1% of value of the works
<p>3.2.2 DBH Levy Same as above (3.2.1) but 0.197% of the value of the works</p>	Triggered on consents with a value of \$20k or more at 0.197%

3.3 Manukau Water Utility Fees

Fee Description	Fee Calculation [excluding GST]
<p>3.3.1 Network Growth Charge - Manukau Water Fees While not officially connected to your building consent application you may be required to pay a Network Growth Charge to Manukau Water. Check with Manukau Water 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.</p>	\$4601.25 to all new consent types
<p>3.3.2 Manukau Water Assessment Your application may be required to be assessed by Manukau Water on a time based fee. If you have proposed a new build construction type we have factored a basic time estimate of \$205 which includes a \$25 administration fee plus an estimated 1.5 hours of engineer time. This is a very broad estimate and you should contact Manukau Water 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 Manukau Water infrastructure or require a CCTV inspection. Click on the attached link to determine whether you may be required to pay for these additional services.</p>	\$205.00 for new builds only
<p>3.3.3 Water Meter Connection - Residential only A Manukau Water charge to install a water meter to your property</p>	\$525