

SCHEDULE OF FEES FOR BUILDING CONSENTS FROM 1 JULY 2009

Table 1 BUILDING CONSENT

Notes:

1. All fees are minimum fees, unless otherwise stated. All minimum fees are non refundable. The minimum fee will be deducted from the actual cost to determine if there are further payments are required by the applicant.
2. Building Levies (DBH & BRANZ) and bonds are due on lodgement (refer to Table 4 for details).
3. The minimum fees below, for building consents with a value of \$50,000 and above, includes an engineering checking deposit of \$300.

Building Consents & Certificates of Acceptance (CoA). The CoA is subject to an additional fee for unauthorised works. PIM fee is included in the minimum fee.	Minimum Processing Fees (1)	Inspection Deposit (2) (# inspections)	Minimum Fee payable on lodgement PLUS levies & bonds see Table 3 & 4
Minor Consents	\$255	\$120 (1)	\$375
Building Work up to \$4,999	\$650	\$240 (2)	\$890
Building Work \$5,000 - \$19,999	\$1255	\$360 (3)	\$1,615
Building Work \$20,000 - \$49,999	\$1755	\$360 (3)	\$2,115
Building Work \$50,000 - \$399,999	\$2845	\$1200 (9)	\$4,345
Building Work \$400,000 - \$999,999	\$3275	\$1200 (9)	\$4,775
Building Work \$1,000,000 plus	\$4190	\$1320 (10)	\$5,810
The inspections are subject to a vehicle surcharge of \$20 per inspection. This fee is payable before the issue of the CCC.			
Other Building Charges			
Engineering checking is charged at the hourly rate or consultants at cost plus 10%	At cost		
On site wastewater checking fee as part of a Building Consent	\$150		\$150
Administration Fee for additional information request	\$120		\$120
Amendments to specifications only (admin)	\$95		\$95
Amendments to plans (admin)	\$360		\$360
Active file fee	\$13.50/mth		
Project Information Memorandum (separate)	\$360		\$360
Site information request	\$180		\$180
Certificate of Public Use	\$260	\$220 (2)	\$480
Extension of Building Consent	\$280		\$280
Section 37 Certificate	\$180		\$180
Section 73 and 77 notice to the Land Registrar	\$360		\$360
Waiver under the Building Act (including section 67 of the Act)	\$180		\$180
Certificate of Acceptance (*plus building consent fee)	\$630*		\$630*
Certificate of Acceptance (minor works) (*plus building consent fee)	\$300*		\$300*
Change of owner/applicant/address details	\$90		\$90
Inspection and monitoring of building sites Note a final or progress inspection is \$240			\$120 per Inspection
Inspection Cancellation fee if cancelled within 48 hrs prior to the inspection			\$60
Inspections carried out by specialist consultants to the Council	At cost plus 10%		

Table 2 CHARGE RATES FOR ALL APPLICATIONS	
Manager	\$180
Team Leader / Engineer	\$160
Technical Advisor / Area Building Field Officer	\$150
Building Field Officer / Processing Officer	\$120
Administration	\$105
Specialist consultants	At cost plus 10%

Table 3 CONSTRUCTION BONDS (RESIDENTIAL AND COMMERCIAL)	BOND UP TO AMOUNT STATED
Building work (over \$50,000)	\$1,000
For work on Council Services (connections, disconnections, vehicle crossing, raising or lowering a manhole, building close to or over services).	\$1,000
NB. Application fee for Minor Engineering works, of \$400 applies to work on Council Services	
Notes:	
<ol style="list-style-type: none"> 1. Building work valued at more than \$50,000 will be charged a construction bond of \$1,000 in <u>addition</u> to charges in Table 1. 2. A construction bond is to be paid to Council for any work to Council property or services. Such work is to be accompanied by separate application for this purpose. 3. The construction bond is held to ensure any necessary remediation of damage to assets of Council is undertaken. It includes assets such as drainage and recreation reserves, street trees, street lights, piped services, road carriageways, kerbs, footpaths and grassed berms as well as recovery of any rubbish tipped or blown on to public land. 	

Table 4 NOTES
<ol style="list-style-type: none"> 1. The minimum processing fee in Table 1 includes administration, PIM application, lodgement, specification check, records/scanning, Code Compliance Certificate, audit review, plus an estimate of processing costs. 2. All minimum fees are non refundable. Where the final costs exceed the specified minimum cost the applicant will be charged additional costs. 3. All charges exclude building levies, development contributions and charges for internal or external specialists. 4. Work valued at \$20,000 or more is subject to a Building Research levy of \$1.00 per \$1,000 as well as an industry levy (Department of Building and Housing) of \$1.97 per \$1,000 for the total cost of the work or part thereof. 5. Council at its discretion may refer some applications to external consultants for specialist advice and charges incurred will be additional to the fees identified on this schedule. A 10% administration charge will also apply. 6. Where applications require additional information to complete processing, additional charges may apply. 7. All fees include GST.