

IS BCF Building Consent Initial Fees and Other Charges Schedules



Draft for Consultation 23 March 2018

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Charges for processing building consents and for the performance of other building control functions or services have been set by the Queenstown Lakes District Council in accordance with section 219 of the Building Act 2004.

The following schedule of initial fees and charges is effective from 1st July 2018.

- All charges and initial fees are inclusive of GST and are payable on application.
- The initial fees are minimum charges based on the expected reasonable costs relative to the estimate value of work. **Further costs may be invoiced depending on the complexity of your project**
- The Estimated Value of Building Work is defined in section 10 of the Goods and Services Act 1985, which includes the cost of building materials, labour, design costs, siteworks, but excludes furnishings, carpets and appliances.
- ~~The use of external consultants where required will be charged on a full recovery basis. Disbursements will be charged on a full cost recovery basis.~~

HOURLY RATES	\$
Building Control Officer (BCO)	172.00 145.00
Administration	100 90.00

BUILDING CONSENT NO PIM (Initial Fee)	(No PIM) \$
Estimated Value of Building Work (Incl GST)	
- - 5,000	385 325.00
5,001 - 20,000	850 715.00
20,001 - 180,000 Unlined Accessory Building	1,370 1,155.00
20,001 - 180,000	2,080 1,750.00
180,001 - 500,000 Single Residential	3,390 2,850.00
180,001 - 500,000 Commercial	3,680 3,100.00
500,001 - 1,000,000 Single Residential	5,150 4,350.00
500,001 - 1,000,000 Commercial	5,700 4,800.00
Over 1,000,000 *	6,300 5,300.00
* for every \$50,000 or part thereof over \$1,000,000 an additional initial fee of \$55.00	

BUILDING CONSENT INCL PIM (Initial Fee)	(Incl PIM) \$
- - 5,000	430 365.00
5,001 - 20,000	890 755.00
20,001 - 180,000 Unlined Accessory Building	1,400 1,180.00
20,001 - 180,000	2,100 1,775.00
180,001 - 500,000 Single Residential	3,400 2,875.00
180,001 - 500,000 Commercial	3,700 3,125.00
500,001 - 1,000,000 Single Residential	5,200 4,375.00
500,001 - 1,000,000 Commercial	5,700 4,825.00
Over 1,000,000 *	6,300 5,325.00

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* for every \$50,000 or part thereof over \$1,000,000 an additional initial fee of \$55.00

SPECIFIC BUILDING TYPE (Initial Fee)	\$
Heating Appliances	370.00 <u>335.00</u>
Demolition - Residential	- <u>-</u>
Demolition - Commercial	- <u>335.00</u>
Demolition - Minor	- <u>115.00</u>

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GOVERNMENT LEVIES	
Building Research Levy BRANZ	\$1.00 per \$1,000 of building work over \$20,000 value
MBIE Building Levy ¹	\$2.01 per \$1,000 of building work over \$20,444 value

BUILDING ADMINISTRATION		\$
Minor Plan Variation	Hourly BCO rate	
Relodged / Split Building Consent Application (no change in value of work)		480.00 <u>420.00</u>
PIM only - Residential (cost is later deducted from subsequent full Building Consent Initial Fee)		270.00 <u>230.00</u>
PIM only - Commercial (cost is later deducted from subsequent full Building Consent Initial Fee)		445.00 <u>390.00</u>
PIM Amendment Assessment		80.00 <u>70.00</u>
Certificate of Public Use (sect 363)	250.00 (Com 1&2) 350.00(Com3)	
Certificate of Public Use amendment (sect 363)		215.00 <u>190.00</u>
Change of Use Consideration (if no building work required)		165.00 <u>145.00</u>
Exempted Building Work consideration		285.00 <u>250.00</u> -initial fee plus hourly BCO rate
Certificate of Acceptance	Full Building Initial Fee based on value of work	
Relocation assessment and report		270.00 <u>235.00</u>
Notice to Fix (where no building consent active)		270.00 <u>235.00</u>
Building Across 2 allotments (sect 75)	Hourly BCO rate plus legal disbursements	
Natural Hazards (sect 72 certificate)	Hourly BCO rate plus legal disbursements	
Alternative Solution Approval	Hourly BCO rate	
Pre-Application meetings	Hourly BCO rate	
Cancellation of Building Consent	Unused initial fee returned	
Application to extend time frame for which Building Consent is valid	Hourly BCO rate	
Monthly BC Issue information report - per annum (or \$35 per month)		360.00

¹ The minimum threshold has changed from \$20,000 to \$20,444 as per MBIE Advice Notice issued 18/8/2017

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RELATED APPROVALS (Fixed Fee)	\$
Building Certification - Sale of Liquor Act	<u>160.00</u> 140.00

BUILDING WARRANT OF FITNESS CHARGES (Fixed Fees)	\$
Compliance Schedule (issue and register)	<u>270.00</u> 235.00
Amended Compliance Schedule	<u>172.00</u> 145.00
Annual BWOFF certificate	<u>105.00</u> 90.00
BWOFF audit on-site (approx 3 year intervals)	Hourly BCO rate

FENCING OF SWIMMING POOLS (Fixed Fee)	\$
Pool Registration	<u>230.00</u> 220.00
Pool Inspection	<u>172.00</u> 145.00
Waiver and Modifications	<u>172.00</u> 145.00

LAND INFORMATION MEMORANDUM (Fixed Fee)	\$
Residential - standard 10 working days	<u>230.00</u> 200.00
Commercial - Standard 10 working days	<u>350.00</u> 305.00
Residential - Speedy 3 working days	<u>360.00</u> 315.00
Commercial - Speedy 3 working days	<u>480.00</u> 420.00