

Proposed Building Consent Fees and Other Charges

The following schedule is for charges under the Building Act 2004 and is effective from 1st July 2016.

- 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 will be invoiced on a time basis and are payable before further work is completed.
- 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 recovery basis.

HOURLY RATES		\$
Building Officer		145.00
Administration		90.00

BUILDING CONSENT NO PIM (Initial Fee)				(No PIM) \$
Estimated Value of Building Work (Incl GST)				
-	-	5,000		325.00
5,001	-	20,000		715.00
20,001	-	180,000	Unlined Accessory Building	1,155.00
20,001	-	180,000		1,750.00
180,001	-	500,000	Single Residential	2,850.00
180,001	-	500,000	Commercial	3,100.00
500,001	-	1,000,000	Single Residential	4,350.00
500,001	-	1,000,000	Commercial	4,800.00
Over		1,000,000	*	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		365.00
5,001	-	20,000		755.00
20,001	-	180,000	Unlined Accessory Building	1,180.00
20,001	-	180,000		1,775.00
180,001	-	500,000	Single Residential	2,875.00
180,001	-	500,000	Commercial	3,125.00
500,001	-	1,000,000	Single Residential	4,375.00
500,001	-	1,000,000	Commercial	4,825.00
Over		1,000,000	*	5,325.00
* for every \$50,000 or part thereof over \$1,000,000 an additional initial fee of \$55.00				

Appendix A

SPECIFIC BUILDING TYPE (Initial Fee)	\$
Heating Appliances	295.00
Demolition - Residential	230.00
Demolition - Commercial	335.00
Demolition - Minor	115.00

GOVERNMENT LEVIES (for all building work of value \$20,000 and over)	
Building Research Levy BRANZ	\$1.00 per \$1,000 of building work
Department of Building and Housing Levy	\$2.01 per \$1,000 of building work

BUILDING ADMINISTRATION (Initial Fee)	\$
Minor Plan Variation (No additional processing work and very simple changes)	110.00
Relodged / Split Building Consent Application (no change in value of work)	420.00
PIM only - Residential (cost is later deducted from subsequent full Building Consent Initial Fee)	230.00
PIM only - Commercial (cost is later deducted from subsequent full Building Consent Initial Fee)	390.00
PIM Amendment Assessment	70.00
Certificate of Public Use (sect 363)	235.00
Certificate of Public Use amendment (sect 363)	115.00
Change of Use Consideration (if no building work required)	80.00
Exempted Building Work consideration	110.00
Certificate of Acceptance	Full Building Initial Fee based on value of work
Relocation assessment and report	235.00
Notice to Fix (where no building consent active)	235.00
Building Across 2 allotments (sect 75)	hourly rate plus legal disbursements
Natural Hazards (sect 72 certificate)	hourly rate plus legal disbursements
Alternative Solution Approval	hourly rate
Pre-Application meetings	hourly rate
Cancellation of Building Consent	unused initial fee returned
Application to extend time for which Building Consent is valid	70.00
Monthly BC Issue information report - per annum (or \$35 per month)	360.00

Appendix A

RELATED APPROVALS (Fixed Fee)	\$
Building Certification - Sale of Liquor Act	140.00
Utility Services - admin fee only (new connection Water, Sewer, Stormwater, Crossing) - each	60.00
Utility Services - Approval and inspections of physical works - each	130.00

FOOTPATH BONDS	
Footpath bonds	per separate schedule

BUILDING WARRANT OF FITNESS CHARGES (Fixed Fees)	\$
Compliance Schedule (issue and register)	235.00
Amended Compliance Schedule	115.00
Annual BWOFF certificate	90.00
BWOFF audit on-site (approx 3 year intervals)	hourly rate

FENCING OF SWIMMING POOLS (Fixed Fee)	\$
Initial Pool Inspection or Application for Exemption	220.00
Annual Inspection for Exemptions granted (Additional fee required if failure, and re-inspection necessary)	130.00

NEW ZEALAND FIRE SERVICE - DESIGN REVIEW UNIT (Fixed Fee)	\$
Some plans will require assessment by the NZ Fire Service. This assessment will incur a charge from the Fire Service, based on the time required, which will be passed on to the applicant, and an administration fee of \$60 will also be charged to cover costs incurred by Queenstown Lakes District Council.	65.00

LAND INFORMATION MEMORANDUM (Fixed Fee)	\$
Residential - standard 10 working days	200.00
Commercial - Standard 10 working days	305.00
Residential - Speedy 3 working days	315.00
Commercial - Speedy 3 working days	420.00