

WEBSITE PRICING INDICATIONS

Effective Date: 14 July 2026

Please Note: The pricing provided herein is strictly indicative and serves solely as a preliminary baseline estimate. Actual fees are subject to adjustment, as each project is evaluated on an individual basis.

All investigative work and reporting are billed at our standard hourly rate. All quoted costs exclude GST, and all time expended is considered billable.

GENERAL RATES

SERVICE / FEE TYPE	RATE (EXCL. GST)
Site Visits Minimum 1 hour charge for site visit. Multiple site visits may be required depending on the project.	\$230.00 per hour
Travel Rate Applies to travel distances under 40km. Long distance travel is charged at a double rate.	\$65.00
Communications Advisory Covers phone, email, project communications, document procurement, and application responses.	\$230.00 per hour
Property File Review A comprehensive, detailed study of historical files.	\$230.00 per hour

REPORTING

REPORT TYPE	BASE FEE (EXCL. GST)
Safe & Sanitary Report Applies to pre-1992 building works.	\$1,400.00 (base fee)
Exemption Reports Applies to Schedule 1 exempt building works.	\$1,400.00 (base fee)
Certificate of Acceptance Report Applies to post-1992 building works.	\$3,500.00 (base fee)
Third Party Durability Report Pertains to historical building consents.	\$5,500.00 (base fee)
Compliance Statements Covers general enquiries and advisory letters.	\$800.00

GENERAL APPLICATIONS

APPLICATION TYPE & WORK SCOPE	RATE (EXCL. GST)
Building Consent Application Includes document procurement and application submission.	\$230.00 per hour
Certificate of Acceptance Includes document procurement, booking/attendance of inspection, and application submission.	\$230.00 per hour
Code Compliance Certificate Includes document procurement, booking/attendance of inspection, and application submission.	\$2,500.00 (base fee)
Compliance Schedule Amendments Includes document procurement and completion of AC2109 & AC2109a forms.	\$230.00 per hour
Certificate of Public Use Includes document procurement, booking/attendance of inspection, and application submission.	\$1,200.00 (base fee)
B2 Durability Modification Preparation and submission of AC2122 forms.	\$230.00
Change of Billing Party Administrative updates and processing via AC2122 forms.	\$230.00
Minor Variations Includes AC2131 forms preparation and associated document procurement.	\$230.00 per hour

COUNCIL FEES (INDICATIVE ONLY)

Note: The fees listed below are based on the Auckland Council website as of 14.07.2026. These represent baseline indications and deposit requirements only; additional fees will be charged by the council. **Prices below include GST.**

COUNCIL SERVICE TYPE	COUNCIL FEE (INCL. GST)
Property File Order	
• Residential (Urgent)	\$121.00
• Commercial	\$154.00
Pre-Application Meeting	
• Building Consent	\$331.00
• Certificate of Acceptance	—
Building Consent Applications (Deposit based on project value)	
• Project value \$5,000 to \$19,999	\$2,004.00
• Project value \$20,000 to \$99,999	\$3,005.00
• Project value \$100,000 to \$499,999	\$5,479.00
• Project value \$500,000 to \$999,999	\$7,772.00
Code Compliance Certificate	
• Project value up to \$19,999	\$258.00
• Project value \$20,000 and over	\$772.00
Certificate of Acceptance	
• Project value up to \$19,999	\$1,447.00
• Project value \$20,000 and over	\$2,412.00
Certificate of Public Use	
• Certificate	\$627.00
• Extension of time	\$294.00
Compliance Schedule	
• Base fee	\$151.00
• Amendment	\$132.00

EXTERNAL CONTRACTORS & SPECIALIST CONSULTANTS

We work closely with a large profile of preferred contractors and specialist consultants who can assist with building assessments and provide the necessary documentation in support of your application. This established network includes qualified professionals such as plumbers (providing pressure tests and Plumbing PS3 statements), electricians (for Certificates of Verification), gas fitters (for safety certificates), and drain layers (for CCTV investigations, drainage as-builts, and Drainage PS3 statements). Additionally, we regularly collaborate with structural engineers, architectural designers, fire engineers, planning consultants, surveyors, and mechanical engineers to secure project-specific quotes and specialized compliance reports.

SPECIALIST CONTRACTOR SERVICE	INDICATIVE COST (EXCL. GST)
Plumbing Ps3	\$600.00
Electrical CoV	\$600.00
Gas fitting CoC	\$600.00
Drainage Ps3 & Asbuilt	\$600.00
Architectural designer	Quoted
Fire engineering	Quoted
Planning Consultant	Quoted
Surveyor	Quoted
Mechanical Engineering	Quoted

These external experts ensure that all physical, structural, and service-related elements of the building are thoroughly evaluated to satisfy council requirements. For your convenience, you may choose to engage these contractors directly, in which case they will bill you directly.

Alternatively, **Millgrove Consultants Ltd** can coordinate and subcontract these professionals on your behalf, with their invoices processed through our monthly billing (subject to our standard subcontracting management margin).

Millgrove Construction Consultants

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