

Building Performance

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If you are involved in a building project, it's important you know who is responsible for each aspect.

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Understand project stages, from scoping and design to consents, construction and completion.

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The reforms will speed up consenting and build confidence in the building system.

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[Understanding the building consent process](#)

For safe, healthy and durable buildings, all building work in New Zealand must meet certain standards. Find out how to build within the rules.

[Health and safety on site](#)

Avoid accidents and make site safety a priority.

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Specified systems and compliance schedules

If you own a building that contains a specified system such as a cable car, you must ensure they are effectively operated for the life of the building and in keeping with the council-issued compliance schedule.

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2016/040: Regarding the grant of a building consent for a modular house, and the use of

modules designed locally but prefabricated offshore

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Document

[Determination 2016/040\[PDF 171 KB\]](#)

About this determination

Date issued

26 August 2016

Primary topic:

[Building Act Interpretation](#)

Council:

Auckland Council

Section of the Building Act:

7, 8, 30A, 49, 94

Summary

Note: The decisions in this Determination were confirmed on appeal to the District Court. See: Auckland Council v S Liaw (District Court, Auckland, 30 June 2017, CIV-2016-004-001575).

[Appeal judgment](#) [PDF 188 KB]

This determination considers whether the authority has exercised its powers correctly in granting a building consent for a house design that had a national multiple-use approval and consisted of modules that were manufactured offshore. The determination considers the extent to which the Building Act and its Regulations apply to the prefabricated modules, and discusses the range of information Building Consent Authorities can seek to satisfy themselves that the construction of the prefabricated components will comply with the plans and specifications.

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- with compliance with the Building Act, it is published under section 175 of the Building Act
- with a Weathertight Services claim, it is published under section 12 of the Weathertight Homes Resolution Services Act 2006.