

building services activity plan






Why we do it

To ensure the safety of people living and working in buildings. This function is also provided to meet Council's statutory responsibilities under the Building Act 2004, and to ensure Rotorua district is provided with buildings that meet appropriate building standards.

What we do

- Process Project Information Memoranda (PIMs).
- Process building consent applications, assessing against the Building Code.
- Inspect building work in conjunction with building consents.
- Issue Code Compliance Certificates for buildings constructed in accordance with the consent.
- Audit buildings that have a Building Warrant of Fitness (BWOFF).
- Deal with complaints and breaches of the Building Act.
- Issue compliance schedules and compliance schedule statements.
- Issue notices to fix.
- Issue infringement notices.

Community outcomes

Community Outcome	How the council contributes
 Safe & Caring	<ul style="list-style-type: none"> ■ By ensuring buildings are safely constructed and maintained.
 Environment	<ul style="list-style-type: none"> ■ By ensuring heritage buildings are given due consideration during alterations.
 Health	<ul style="list-style-type: none"> ■ By ensuring dangerous and insanitary buildings are dealt with to mitigate or remove the danger or insanitary condition..
 Prosperity	<ul style="list-style-type: none"> ■ By ensuring consents are processed in a timely manner. ■ By ensuring inspections are available within a reasonable timeframe.
 Learning	<ul style="list-style-type: none"> ■ By ensuring Council provides information to the community on various acts and regulations.

building services activity plan cont.

What does the council plan to do in the future

What is the council currently doing?	What will we do in years 1 to 3?	What will we do in years 4 to 10?	How will we know if we achieve our objective? (key result areas)
Implement a quality assurance system to meet Building Act accreditation regulations associated with section 212 of the Building Act 2004.	Continue to do same and maintain the system to ensure accreditation is renewed after audits by IANZ.	Maintain quality assurance system to ensure accreditation is renewed after audits by IANZ.	Accreditation is renewed at 2 yearly intervals as required by the Building Act.
Transfer consent lodgement function to customer centre.	Monitor administrative performance to ensure statutory time frames are not affected.		Regular performance monitoring and reporting.
Review and produce up to date information pamphlets so they remain current and meet both Council's and the community's needs.	Continue to do the same.		Customer satisfaction survey and internal review of existing data on an annual basis.
Implement a customer appointment booking system for enquiries, and vetting to ensure this function works with other functions.	Monitor this process to ensure resources are available.		Customer satisfaction survey and internal review of existing process, on an annual basis.



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Measuring our achievements

Level of Service	Performance measures	Current performance	Performance targets									
			09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19
Buildings are constructed and maintained so people can use them safely	% of PIMs, building consents processed within 19 working days.	96%	96%									
	% of inspections undertaken within 72 hours.	100%	100%									
	Accredited system under the Building Act 2004 is maintained after bi-annual audits.	100%	100%									
	% of buildings with Building Warrants of Fitness audited annually.	25%	>25%									
	% of complaints investigated in 72 hours.	100%	100%									

Negative effects

Negative effects	Mitigation options
Building applications received are not up to the required standard	Educate designers, builders and wider community on trends and changes to the act and building codes using seminars, advertising and newsletters.
Delays in consent processing due to fluctuations in demand	Use contracted consultants or share services with adjacent local authorities when demand increases.

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Funding considerations

Who benefits from the activity?

- the community as a whole benefits from safe, reliable buildings and infrastructures.
- the building industry benefits by complying with standards.
- individuals who take advantage of this service benefit from the activity.

What is the period of benefit?

- benefits of regulation are intergenerational and ongoing as long as the infrastructure is maintained.
- benefits from regulation are ongoing even though specific regulations may change from time to time.

Who creates the need for the activity?

The need to undertake this activity is created by:

- legislation,
- the community.
- partly created by those in the industry who need to maintain standards.

Funding source

- The benefits from expenditure on this activity go to the individual (for consents) and the whole community (for provision of information)
- It is reasonable to charge the full cost of consents to those applying for them. However, those who receive consents should not pay for the cost of providing information to the general public.
- The consents part of this activity will be fully funded by fees and charges, whereas information provision to the public will be met in full from general rates.
- Approximately 70% - 80% of the costs of this activity is funded by user fees and charges while the balance of funding comes from general rates.

Asset management

There are no significant land or building assets in the building services area.

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Financial summary (plan 2009/10 and forecast 2010/11 to 2018/19)

Building Services (\$000s)	Actual 2007/08	Annual Plan 2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Operating Expenses												
Direct Costs	2,257	2,408	2,264	2,319	2,338	2,372	2,399	2,481	2,503	2,601	2,638	2,747
Financial Costs	-	-	-	1	1	1	1	1	1	1	1	1
Depreciation	7	11	7	2	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-
Total Costs	2,264	2,419	2,271	2,322	2,339	2,373	2,400	2,482	2,504	2,602	2,639	2,748
Revenue												
Capital Revenue	-	-	-	-	-	-	-	-	-	-	-	-
Fees and Charges	1,817	1,796	1,888	1,930	1,972	1,996	2,048	2,115	2,161	2,247	2,290	2,385
Investment Income	-	-	-	-	-	-	-	-	-	-	-	-
Subsidies and Grants	-	-	-	-	-	-	-	-	-	-	-	-
Targeted Rates	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenue	1,817	1,796	1,888	1,930	1,972	1,996	2,048	2,115	2,161	2,247	2,290	2,385
Internal Recoveries												
Internal Recoveries	33	32	31	31	32	32	33	34	35	35	36	38
Total Internal Recoveries	33	32	31	31	32	32	33	34	35	35	36	38
Net Cost of Service	414	591	352	361	335	345	319	333	308	320	313	325
Capital Costs												
Renewals	-	-	-	-	-	-	-	-	-	-	-	-
Growth	-	-	-	-	-	-	-	-	-	-	-	-
Backlog	-	-	-	-	-	-	-	-	-	-	-	-
Level of Service	-	-	-	-	-	-	-	-	-	-	-	-
Total Capital	9	35	-	-	-	-	-	-	-	-	-	-
Operational Funding												
Net Cost of Service	-	-	352	361	335	345	319	333	308	320	313	325
Plus Capital Revenue	-	-	-	-	-	-	-	-	-	-	-	-
Less Depreciation	-	-	(7)	(2)	-	-	-	-	-	-	-	-
Add back Depreciation Funded by Rates	-	-	-	-	-	-	-	-	-	-	-	-
Operations Funded by General Rates	-	-	346	359	334	345	318	333	308	320	312	326
Capital Funding												
Funding from Depreciation (Rates)	-	-	-	-	-	-	-	-	-	-	-	-
Loans from/(to) Corporate Fund	-	-	-	-	-	-	-	-	-	-	-	-
Capital Grants	-	-	-	-	-	-	-	-	-	-	-	-
Development Contributions	-	-	-	-	-	-	-	-	-	-	-	-
Total Capital	9	35	-	-	-	-	-	-	-	-	-	-

Minor roundings may occur in above totals