



## What we do

This activity administers the Building Act and Fencing of Swimming Pools Act. The activity includes:

- Processing Project Information Memoranda (PIMs).
- Processing building consent applications, assessing against the Building Code.
- Inspecting building work in conjunction with building consents.
- Issuing Code Compliance Certificates for buildings constructed in accordance with the consent.
- Auditing buildings that have a Building Warrant of Fitness (BWF).
- Dealing with complaints and breaches of the Building Act.
- Issuing compliance schedules and compliance schedule statements.
- Issuing notices to fix.
- Issuing infringement notices.


## Major projects

Over the course of the Long-term Plan a number of projects will be undertaken to change levels of service, catch up on deferred works or to provide for additional growth or demands. These projects include:

What is planned?	Why?	Background	Costs	Other options considered
Earthquake prone building assessment within Rotorua district	The assessment of earthquake prone buildings is in recognition of the risk posed by buildings to occupants and other property in the event of an earthquake.	The Building Act 2004 made it mandatory for territorial authorities to adopt an earthquake prone building policy that sets out a process to mitigate the risk posed to the community by earthquake prone buildings.	The project is to be let by tender and an estimated budget of \$91,000 has been allowed in the 2012-2013 financial year.	NA

## Measuring our achievements

Council will measure its achievements towards the objectives by monitoring the following set of performance measures and targets:

Community outcome	How council contributes	Level of service (What we will do)	Performance measure	Performance targets					
				Current performance 2010/11	Data source	2012/13	2013/14	2014/15	2016 to 2022
 <p>Safe and Caring</p>	<ul style="list-style-type: none"> <li>By undertaking routine inspections to ensure the construction of buildings is meeting all aspects of the building code.</li> <li>By staying up-to-date of changing legislation and best practise within the building industry.</li> <li>Able to respond and adapt quickly to changes in building code legislation and best practice.</li> </ul>	Buildings are constructed and maintained so people can use them safely.	Percentage of PIMs, building consents processed within statutory timeframe of 19 working days.	New measure 98% on or before day 19	PIMs register	40% on or before day 10 60% on or before day 15 100% on or before day 19	40% on or before day 10 60% on or before day 15 100% on or before day 19	40% on or before day 10 60% on or before day 15 100% on or before day 19	40% on or before day 10 60% on or before day 15 100% on or before day 19
			Inspections undertaken within: 60% within 24 hours 80% within 48 hours 100% within 72 hours	99%	Request for service tracking	60% within 24 hours 80% within 48 hours 100% within 72 hours	60% within 24 hours 80% within 48 hours 100% within 72 hours	60% within 24 hours 80% within 48 hours 100% within 72 hours	60% within 24 hours 80% within 48 hours 100% within 72 hours
			Full accreditation without limitations under the Building Act 2004 is maintained.	Achieved	Accreditation process	Achieved	Achieved	Achieved	Achieved
			25% of all premises in Rotorua district audited annually for compliance with building warrant of fitness.	Achieved	Ozone WOF inspection database	Achieved	Achieved	Achieved	Achieved
			Percentage of industry/customers who are very/fairly satisfied with building consent process.	New measure	Customer survey	5% increase on previous year used as baseline	5% increase on previous year used as baseline	5% increase on previous year used as baseline	5% increase on previous year used as baseline
		Dangerous and insanitary buildings are dealt with to maintain public safety.	100%	Complaints database	100%	100%	100%	100%	

### Performance

In order to plan for the future and ensure services are meeting our community's needs and expectations we assess past performance and feedback from the community.

In the 2011/12 year Council sought feedback from users of Buildings Services around the perception and delivery of this activity. This feedback will be used to monitor this activity's performance.

### Issues/Risks/Negative impacts

Potential negative effects associated with undertaking the activity are described below along with actions undertaken to mitigate the effect. Effects from the activity can influence the social, cultural, environmental and economic wellbeing of the community/district. The negative effect could be physical or a perception.

Issue/Risk/Negative impact	Action Plan
Increased costs to Council due to buildings requiring assessment/remedial work resulting from potential changes to building code – Earthquake Prone Buildings.	The costs of the initial earthquake assessment of buildings is factored into the 2012-2013 budgets.
Increased costs to building owners due to buildings requiring assessment/remedial work resulting from potential changes to building code – Earthquake Prone Buildings.	Owners and council negotiate an agreed outcome under the current earthquake prone building policy to reduce risk and ultimately comply with the policy in full.

### Asset management

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

### Activity assumptions used in providing this activity

This activity has been prepared in line with council's significant forecasting assumptions.

## Building Services - Funding Impact Statement

	Annual Plan	Long-term Plan Budget >>									
	Budget 2011/12 (\$000)	2012/13 (\$000)	2013/14 (\$000)	2014/15 (\$000)	2015/16 (\$000)	2016/17 (\$000)	2017/18 (\$000)	2018/19 (\$000)	2019/20 (\$000)	2020/21 (\$000)	2021/22 (\$000)
<b>Sources of operating funding</b>											
General Rates, uniform annual general charges, rates penalties	212	297	113	106	83	78	42	67	34	59	25
Targeted rates (other than a targeted rate for water supply)	-	-	-	-	-	-	-	-	-	-	-
Subsidies and grants for operating purposes	-	-	-	-	-	-	-	-	-	-	-
Fees, charges and targeted rates for water supply	1,884	1,693	1,859	1,960	2,023	2,088	2,147	2,209	2,279	2,355	2,433
Internal charges and overheads recovered	-	-	-	-	-	-	-	-	-	-	-
Local authorities fuel tax, fines, infringement fees and other receipts	7	7	7	8	8	8	8	8	9	9	9
<b>Total operating funding (A)</b>	<b>2,102</b>	<b>1,997</b>	<b>1,979</b>	<b>2,074</b>	<b>2,114</b>	<b>2,174</b>	<b>2,197</b>	<b>2,284</b>	<b>2,322</b>	<b>2,423</b>	<b>2,467</b>
<b>Applications of operating funding</b>											
Payments to staff and suppliers	1,237	1,270	1,213	1,280	1,290	1,362	1,371	1,440	1,456	1,534	1,556
Finance costs	1	1	1	1	1	1	1	1	1	1	1
Internal charges and overheads applied	865	726	765	793	822	811	826	843	865	888	911
Other operating funding applications	-	-	-	-	-	-	-	-	-	-	-
<b>Total applications of operating funding (B)</b>	<b>2,102</b>	<b>1,997</b>	<b>1,979</b>	<b>2,074</b>	<b>2,113</b>	<b>2,174</b>	<b>2,198</b>	<b>2,284</b>	<b>2,322</b>	<b>2,423</b>	<b>2,468</b>
<b>Surplus (deficit) of operating funding (A - B)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>(1)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(1)</b>
<b>Sources of capital funding</b>											
Subsidies and grants for capital expenditure	-	-	-	-	-	-	-	-	-	-	-
Development and financial contributions	-	-	-	-	-	-	-	-	-	-	-
Increase (decrease) in debt	-	-	-	-	(1)	-	1	-	-	-	1
Gross proceeds from sale of assets	-	-	-	-	-	-	-	-	-	-	-
Lump sum contributions	-	-	-	-	-	-	-	-	-	-	-
<b>Total sources of capital funding (C)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(1)</b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>
<b>Applications of capital funding</b>											
Capital expenditure											
- to meet additional demand	-	-	-	-	-	-	-	-	-	-	-
- to improve the level of service	-	-	-	-	-	-	-	-	-	-	-
- to replace existing assets	-	-	-	-	-	-	-	-	-	-	-
Increase (decrease) in reserves	-	-	-	-	-	-	-	-	-	-	-
Increase (decrease) in investments	-	-	-	-	-	-	-	-	-	-	-
<b>Total applications of capital funding (D)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Surplus (deficit) of capital funding (C - D)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(1)</b>	<b>-</b>	<b>1</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>
<b>Funding balance ((A - B) + (C - D))</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>