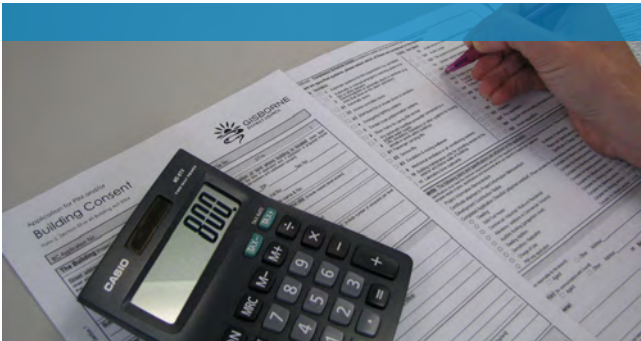


Building Services



What we do

The Building Services activity is governed by the Building Act 2004 and the Local Government Official Information & Meeting Act and provides the following services:

- issues building consents, code compliance certificates (CCCs) and land information memoranda (LIMs)
- provides the public with accurate and up to date information on building consent processes
- monitors compliance of building warrants of fitness for commercial buildings
- responds to service requests relating to stormwater and other building related non-compliance issues
- assesses and follows-up on strengthening of earthquake prone buildings.

Why we do it

To promote the safety of people living and working in buildings and provide information on request to applicants who either intend to build on or purchase a property.

What are our plans for the next ten years?

What have we been doing?	What will we do in years 1-10?
<ul style="list-style-type: none"> • Established a new five working day fast track consent option for smaller residential projects that meet certain criteria (such as solid fuel heaters, minor alterations and drainage repairs). • Commenced scoping an electronic processing system for building consents to reduce the processing time and the costs to applicants. • Continued to work with applicants to ensure submitted plans meet the requirements of the NZ Building Code and the applicant has provided all information required to enable the applications to be processed with minimal delay. • Maintained registration as an accredited Building Consenting Authority. 	<p>Years 1-3</p> <ul style="list-style-type: none"> • Set up a digital consent processing system to improve efficiency and consent processing times, reduce paper handling and enable parallel processing of building consents. • Consider providing additional service options for fast track building consents. • Revise Council's Earthquake-Prone Building Policy in response to legislation changes. • Set up a swimming pool fencing safety monitoring system in response to legislation changes.

This activity contributes to the following Community Outcomes

- Tairāwhiti Tangata

Challenges and Opportunities

- Improved levels of service by:
 - processing more than 95% of consent applications within 20 working days
 - introducing a new five working day fast track consent for smaller residential projects that meet certain criteria
 - improving public information on the consent process
 - considering to offer a full online building consent application facility with an associated digital parallel processing system that will allow efficient processing and remote approvals of building consents.
- A projected static and ageing population may contribute to changes in the nature of building consents sought. For example it may result in increased applications for smaller new dwellings and residential village type accommodation. It also may contribute to increased applications for additions or alterations rather than new builds.
- Impending changes to the Fencing of Swimming Pools Act will require Council to inspect safety aspects of private swimming pool fencing every five years.

What have we been doing?	What will we do in years 1-10?
<ul style="list-style-type: none"> Improved public information brochures. 	<p>Years 1-10</p> <ul style="list-style-type: none"> Maintain accredited Building Consent Authority and high standards of service. Continue to review scope for fast track consents and general exemptions under Schedule 1 of the Building Act 2004.
<p>We will achieve these plans by:</p> <ul style="list-style-type: none"> Implementing an electronic consent processing system. Reviewing fast track consents to determine additional building work categories to be made available under the fast track system. Maintaining the earthquake prone building register and ensuring compliance with the earthquake prone building policy timeframes. Maintaining a swimming pool register and carrying out inspections at the required intervals. 	

Levels of Service and Performance Measures

Level of Service	Performance measure	Results 2013/14	Target Years 1-3	Target Years 4-10
We promote the safety of people living and working in buildings through processing and monitoring building consent applications.	Percentage of building consents processed within twenty working days.	98%	98%	98%
	Percentage of fast track building consents processed within five working days.	New measure	100%	100%
	Percentage of Land Information Memorandums (LIM) processed within ten working days.	99%	100%	100%

Forecast Activity Cost Statement

OPERATING REVENUE AND EXPENDITURE (\$000)	Budget 2015/16	Budget 2016/17	Budget 2017/18	Budget 2018/19	Budget 2019/20	Budget 2020/21	Budget 2021/22	Budget 2022/23	Budget 2023/24	Budget 2024/25
Operating Non Exchange Revenue	0	0	0	0	0	0	0	0	0	0
Operating Exchange Revenue	884	907	930	955	983	1,012	1,044	1,078	1,115	1,155
Operating Expenditure	1,057	1,146	1,113	1,128	1,206	1,174	1,222	1,260	1,285	1,427
Net Cost of Service	172	239	183	173	223	162	178	182	170	272

There are no capital projects for this Activity