

Building Services

Why we do it

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

What we do

The Building Services activity is governed by the Building Act 2004 and the Resource Management Act 1991 and provides the following services:

- ▶ Issuing Project Information Memoranda (PIMs) which identify and disclose information about a property that may affect the design of a proposed building, particularly regarding compliance with the Resource Management Act.
- ▶ Issuing and monitoring building consents which ensure new structures meet the NZ Building Code.
- ▶ Issuing Code Compliance Certificates (CCCs) for all building works that have been completed in accordance with the building consent conditions.
- ▶ Issuing Land Information Memoranda (LIMs) which identify and disclose information about the property or surrounding properties including which consents have been issued for the property.
- ▶ Providing accurate and up-to-date information in relation to the building consent process to members of the public.
- ▶ Issuing compliance schedules and monitoring the currency of building warrants of fitness.

Community outcomes

This activity contributes to the following community outcomes:



Connected
Tairāwhiti



Safe
Tairāwhiti



Prosperous
Tairāwhiti



Healthy
Tairāwhiti



Environmentally Sustainable Tairāwhiti

Where we are now

Currently 88.7% of all building consents are processed within statutory timeframes. Since the introduction of the Building Act 2004, processing times have increased due to the increase in documentation to be certified. This has caused difficulties in maintaining compliance with statutory timeframes. Additional pressure has been placed on staff in completing the process to become an Accredited Building Consent Authority.

The Building Act 2004 requires that Local Authorities be registered as building consent authorities before they can undertake building consent processing. To be registered as a building consent authority, organisations must be granted accreditation from the Building Consent Accreditation Body. Gisborne District Council was registered as an Accredited Building Consent Authority on 13 May 2008.

Currently 90% of PIMs and 89% of LIMs are processed within statutory timeframes.

Where we want to be

- ▶ Maintain accreditation with the Department of Building and Housing as a Building Consent Authority.

- ▶ Achieve improved efficiency in the receipt and processing of consent applications and LIMs, particularly through the use of electronic applications and processing means.
- ▶ Revise compliance schedules to ensure specified systems and features are scheduled accurately.
- ▶ Upskill staff in preparedness for impending changes to the Building Act 2004 and other relevant legislation.
- ▶ Reduce processing times for all building consents and LIMs applications and reduce / remove the backlog of outstanding Code Compliance Certificates.

How we plan to get there

- ▶ Develop quality assurance systems to meet Regulation 17 of the Building Act 2004 and maintain Building Consent Authority accreditation.
- ▶ Research and evaluate electronic solutions to consent processing and inspection recording.
- ▶ Introduce and implement a programme for reducing the backlog of outstanding Code Compliance Certificates.
- ▶ Ensure that all building control officers have an appropriate qualification or are working towards one and allow staff the time and resources to upskill in aspects of the new Building Act that applies to their processes.
- ▶ Audit buildings to ensure they comply with requirements and public safety.

Significant negative effects

There are no significant negative effects from this activity.

Summary of Forecasted Financial Performance for the 10 Years 2010 to 2019

	2010 \$000	2011 \$000	2012 \$000	2013 \$000	2014 \$000	2015 \$000	2016 \$000	2017 \$000	2018 \$000	2019 \$000
BUILDING SERVICES										
OPERATIONS										
Operating Revenue										
Activity revenue	-1,030	-1,064	-1,089	-1,115	-1,138	-1,163	-1,190	-1,217	-1,247	-1,278
Grants and subsidies	0	0	0	0	0	0	0	0	0	0
Other revenue	0	0	0	0	0	0	0	0	0	0
Total operating revenue	-1,030	-1,064	-1,089	-1,115	-1,138	-1,163	-1,190	-1,217	-1,247	-1,278
Operating Expenditure										
Depreciation	4	4	4	4	4	4	4	4	4	4
Interest	0	0	0	0	0	0	0	0	0	0
Operating costs	1,019	1,053	1,083	1,110	1,137	1,165	1,195	1,231	1,264	1,302
Total Operating Expenditure	1,023	1,057	1,087	1,114	1,141	1,169	1,199	1,235	1,268	1,306
Net Internal Charges/recoveries	445	479	516	574	605	621	677	733	853	933
Net Cost of Service	438	472	514	573	608	627	686	751	874	961
Funded by:										
Rates income	-438	-472	-540	-599	-647	-678	-737	-802	-887	-961
Transfers to/from reserves	0	0	0	0	0	0	0	0	0	0
Depreciation not funded	0	0	0	0	0	0	0	0	0	0
(Increase)/decrease in deficits carried forward	0	0	26	26	39	51	51	51	13	0
Total Operations Funding	-438	-472	-514	-573	-608	-627	-686	-751	-874	-961
CAPITAL										
Capital Outgoings										
Total asset purchases	0	0	0	0	0	0	0	0	0	0
Loan repayments	0	0	0	0	0	0	0	0	0	0
Total Capital Outgoings	0	0	0	0	0	0	0	0	0	0
Funded by:										
Rates income	0	0	0	0	0	0	0	0	0	0
Development contribution income	0	0	0	0	0	0	0	0	0	0
Transfers to/from development contribution reserve	0	0	0	0	0	0	0	0	0	0
Capital grants and donations	0	0	0	0	0	0	0	0	0	0
Other capital revenue	0	0	0	0	0	0	0	0	0	0
Loan funding	0	0	0	0	0	0	0	0	0	0
Transfer from depreciation reserve	0	0	0	0	0	0	0	0	0	0
Transfer to/from other reserves	0	0	0	0	0	0	0	0	0	0
Total Capital Funding	0	0	0	0	0	0	0	0	0	0

BUILDING SERVICES

Levels of Service Statement	Performance Measure		Current Performance	Targets				Mechanism to Achieve Target
	Customer	Technical		Yr 1 2009-10	Yr 2 2010-11	Yr 3 2011-12	Yr 4-10 2012-18	
LOS (1) - Customer Benefits Ensure effective response to customer enquiries about building standards.	Percentage of Requests for Service resolved within target timeframes.		82% (2008)	85%	87.5%	90%	90%	Achievable based on previous trend data.
	Percentage of customers who rate RFS responses as excellent / good.		91% (2008)	90%	90%	90%	90%	Efficiency gains: Process review, new technology.
LOS (2) - Responsiveness To process applications in accordance with statutory timeframes.	Percentage of Building Consents processed within target timeframes.		89% (2008)	90% - 100%	90% - 100%	95% - 100%	95% - 100%	Staff recruitment and retention. Efficiency gains.
	Percentage of Project Information Memorandums processed within target timeframes.		90% (2008)	90% - 100%	90% - 100%	95% - 100%	95% - 100%	Efficiency gains.
	Percentage of Land Information Memorandums processed within target timeframes.		89% (2008)	90%	90%	95%	95%	Efficiency gains - coordination of consents staff.
LOS (3) - Quality Monitor building consent applications and inspections to ensure projects comply with NZ Building Code.	Advise building owners / occupiers of the expiry date of their Warrant of Fitness one month before the expiry date.		95% (2008)	95%	95%	95%	95%	Programmes for reducing backlog introduced.
	Percentage of Code Compliance Certificates that remain unresolved annually.		16.5% (2008)	16%	15%	14%	13%	