

Building Control

Waimate 2020

Building Control

What Do We Do Now?

Council employs two full time Building Control Officers in all aspects of building advice, building control, Land Information Memorandums (LIM's), Project Information Memorandums (PIM's). They are supported by administrative staff.

Approximately 350-450 building consents are issued each year and this number has increased. The complexity of the work, with the inception of the new Building Act, will increase dramatically.

Council also enforces fencing of swimming pools.

Tasks

Tasks are the routine matters that Council will attend to every year, in order to maintain service levels set in agreement with our community.

- Provide Building Control services and Inspections and advice to ensure compliance with statutory regulations including fencing of swimming pools.
- Maintain a land information database with property files and records of historical consent and development information.
- Maintain a hazard register for Council owned and managed facilities.

Why Do We Do It?

The Council has statutory obligations under the Building Act 1991 and Building Regulations 1992. The Building Act 2004 introduced significant changes in the requirements for Building Control.

Council completes the activity by safeguarding people from possible injury, illness or loss of amenity in the course of use of any building, and ensuring that buildings in the District remain safe and sanitary, and provide means of escape from fire through administration of the Building Code.

Council ensures the efficient use of energy in its own new buildings.

Purchases of existing buildings and those entering leases or rental agreements are less likely to be faced with unexpected dangers or substantial structures.

Our Service Levels

All consent applications decided within legislative timeframe or better.

Building work over \$500,000 estimable value – 20 working days. Building work under \$500,000 estimable value – 10 working days.

All LIM applications to be completed within 10 working days.

Outcomes Supported By This Activity

This activity supports the following Community Outcomes as described in the second volume of this plan.

- The health needs of the District are adequately provided for.
- The security and safety of the community and its citizens meets their needs.
- The natural and rural environment is protected.
- Increases in quality of life, well-being and prosperity are shared and accessed by all citizens.

How Do We Get There?

The Council will play its part in achieving the above outcomes by continuing to conduct the relevant tasks that we do now and by extending into new projects as agreed with the community.

Waimate 2020

Projects

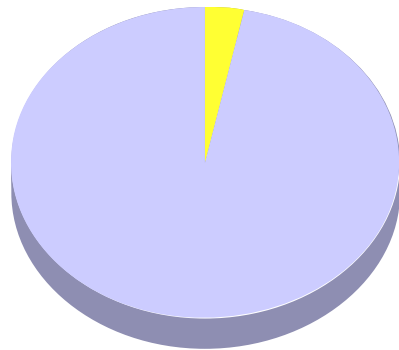
Projects are special works that are initiated by Council which by their development and ongoing maintenance will enhance community outcomes.

- Adopt the new requirements of the Building Control Act 2004, including inspector certification. No Consultation needed - Statutory requirement.



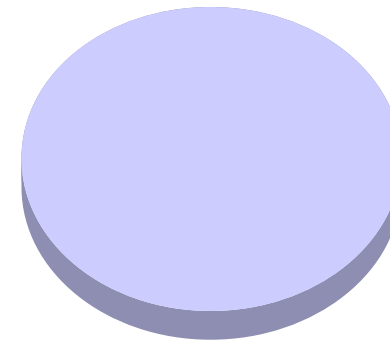
Waimate 2020

**Share of Operating
Expenditure = \$278,000**



\$8,589,000

**Share of Capital
Expenditure = \$0**



\$3,291,000

Expected Levels of Expenditure for 2005/2006

Waimate 2020

PROSPECTIVE FINANCIAL PERFORMANCE FOR THE YEAR ENDING 30 JUNE 2006													
GROUP - ENVIRONMENT	ACTIVITY :	Estimate	Budget	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast		
	BUILDING CONTROL	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	
		\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	\$000s	
	Revenue												
	Targeted Rate												
	Land Transport NZ Subsidy												
	Revenue from Activities	(133)	(173)	(163)	(163)	(163)	(163)	(163)	(163)	(163)	(163)	(163)	(163)
	Other Revenue												
	Total Revenue	(133)	(173)	(163)	(163)	(163)	(163)	(163)	(163)	(163)	(163)	(163)	(163)
	Expenditure												
Expenditure on Activities	199	283	283	276	276	276	276	276	276	276	276	276	
Interest	(2)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	(5)	
Depreciation													
Taxation													
Total Expenditure	197	278	278	271	271	271	271	271	271	271	271	271	
NET COST OF SERVICE	64	105	115	108	108	108	108	108	108	108	108	108	
Funded by:													
General Rates	(64)	(105)	(115)	(108)	(108)	(108)	(108)	(108)	(108)	(108)	(108)	(108)	
Shortfall (surplus) to balance													