

June 2015 Building Controls Report

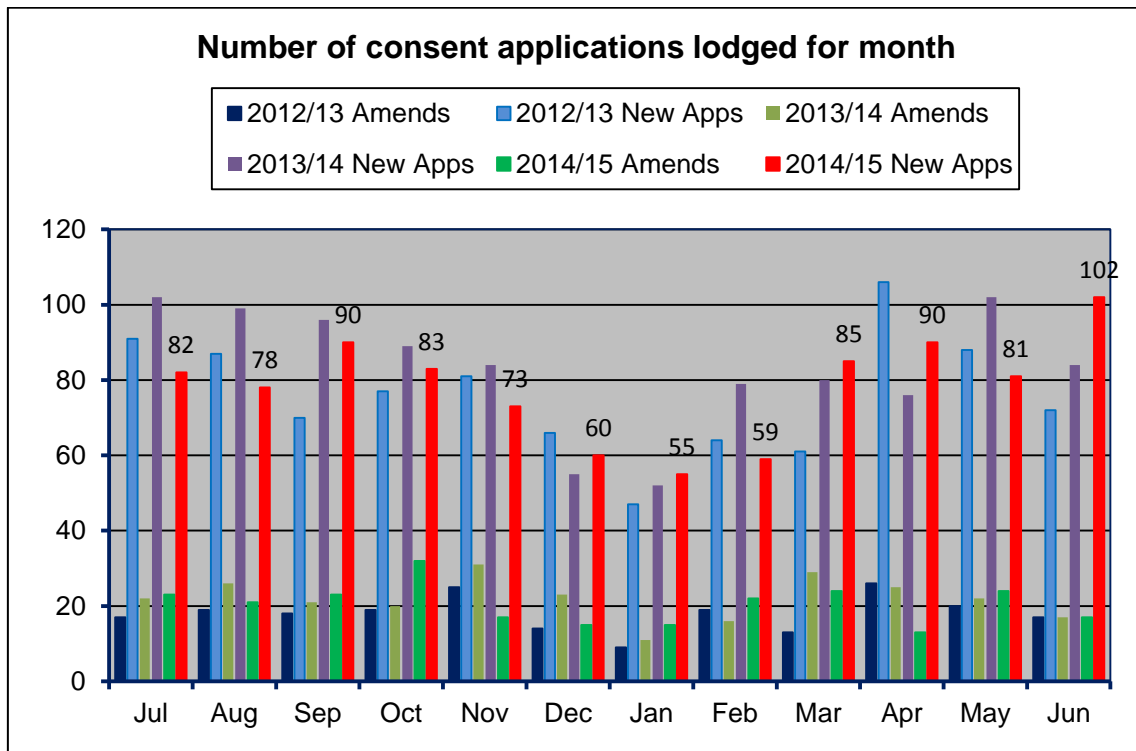
TO Judicial Committee
FROM Corinne Hamlin - Building Unit Manager
DATE 13 August 2015
SUBJECT **June 2015 Building Controls Report**

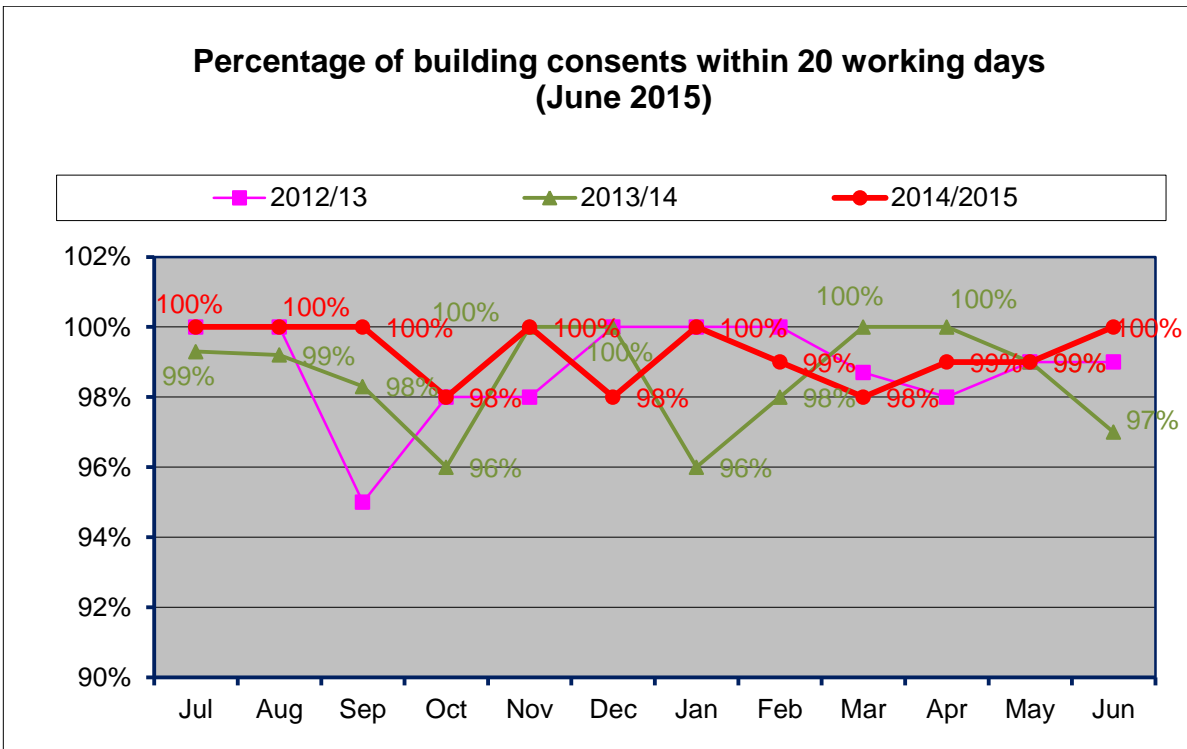
1 Purpose of Report

To review the key activities and results for the Building Unit for the month of June 2015 with regards to its role as a Building Consent Authority and a Territorial Authority.

2 Building Consent Authority Performance

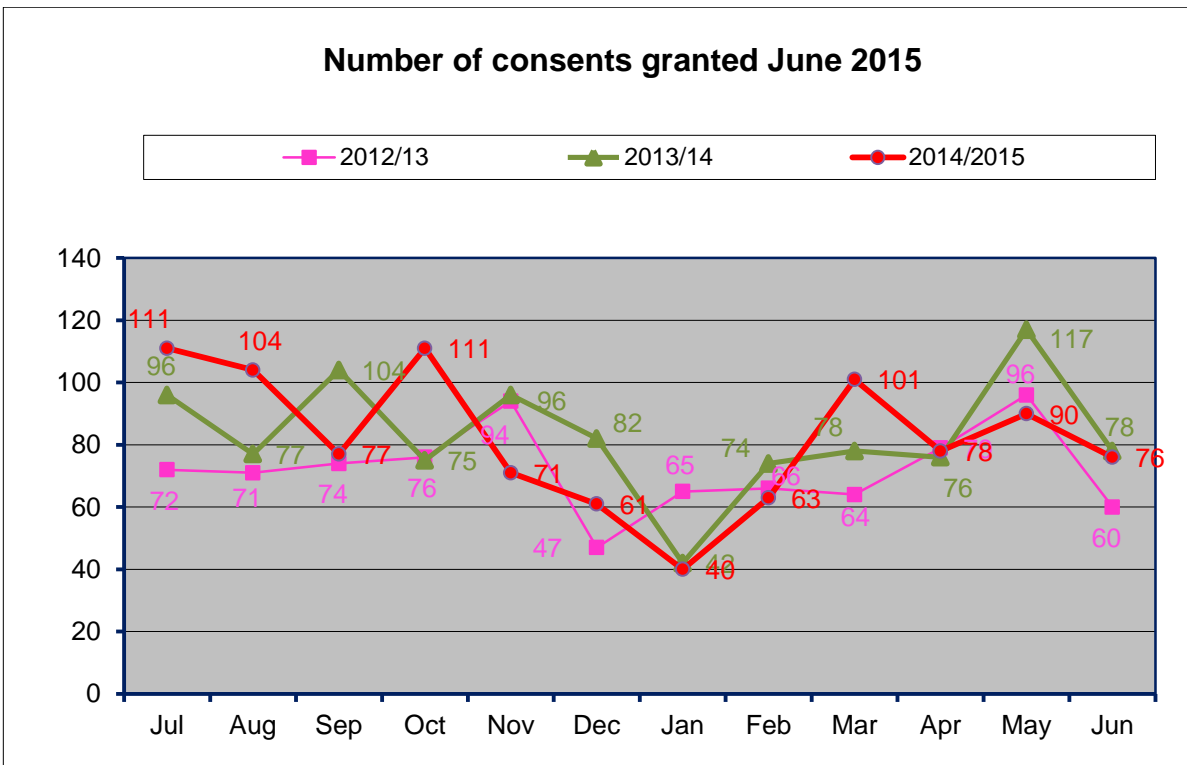
There were a total of 119 lodgements comprised of 102 building consent applications and 17 amendment applications.



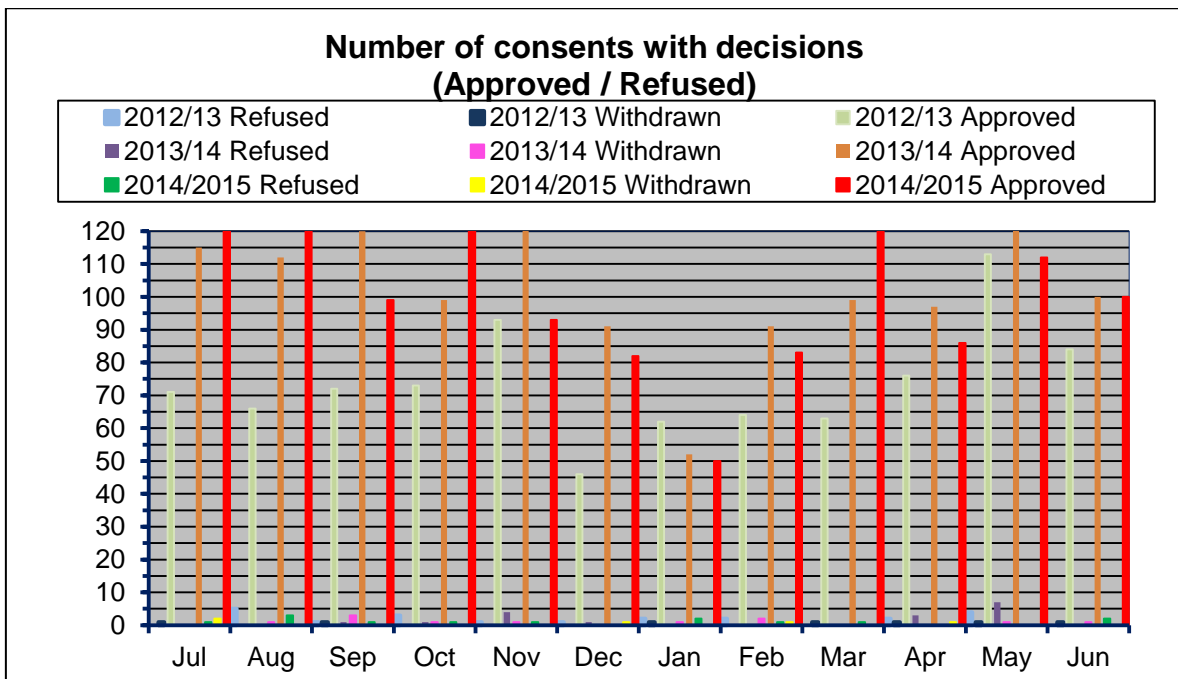


100% of consent applications and amendments were granted within the statutory timeframe of 20 working days.

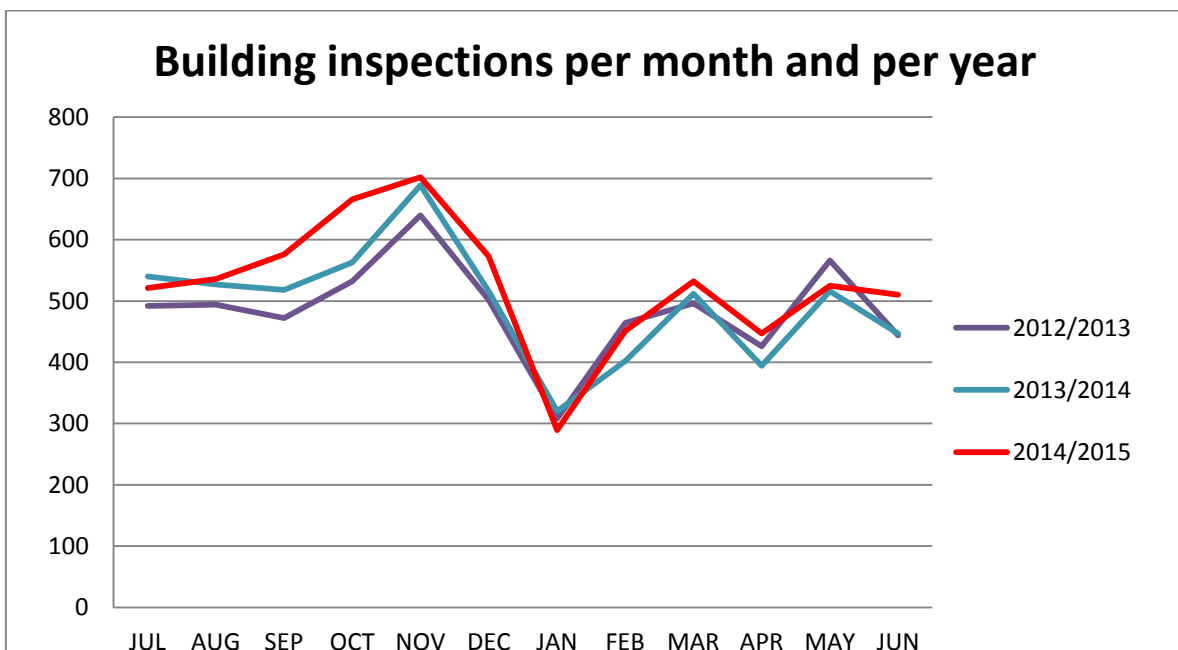
The average days to consent decision was seven working days.



In June of the 76 consents (100 consents and amendments) granted, 4 had a project value over \$500,000.

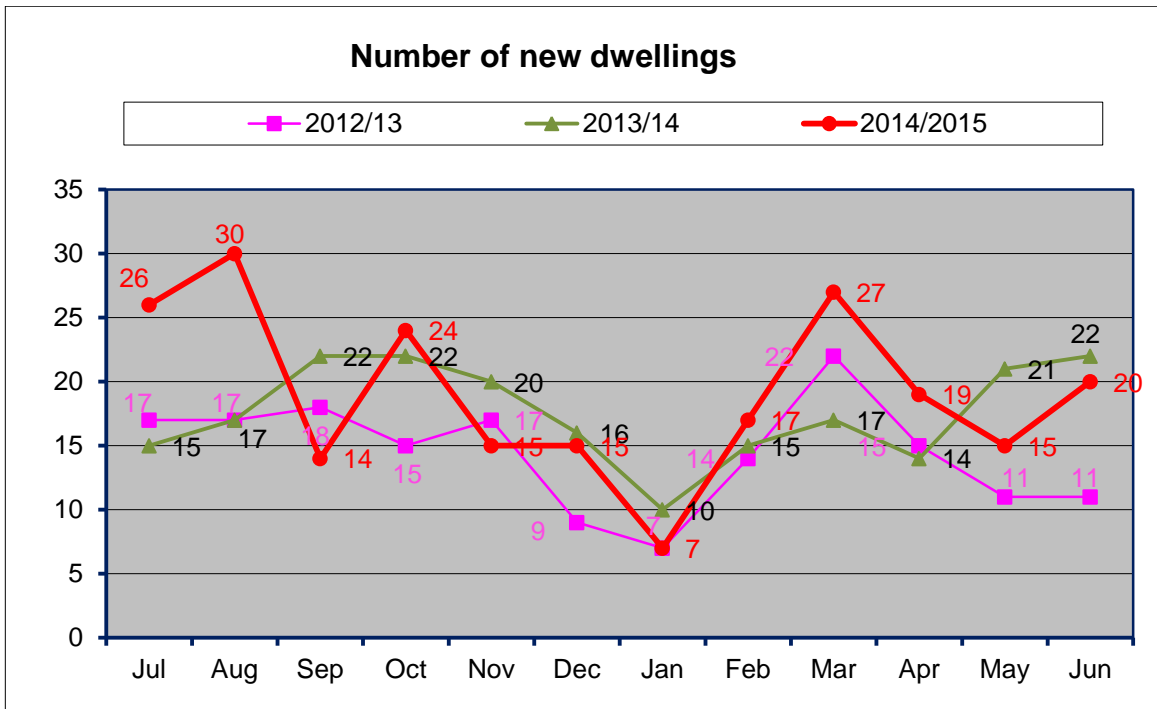


Decisions were made for 102 applications. 100 applications, including amendments, were granted and two applications were refused.

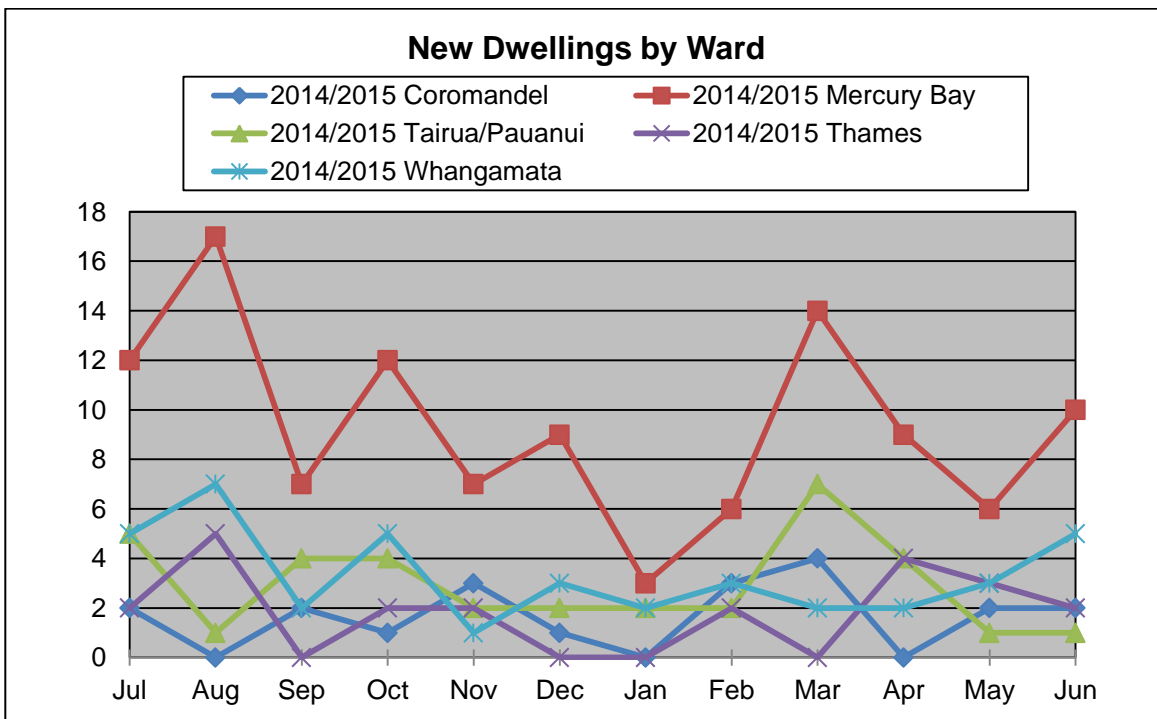


All inspections booked were undertaken.

Inspections per Area	June 2015
Coromandel	40
Mercury Bay North	83
Mercury Bay South	103
Whitianga	13
Tairua/Pauanui	81
Thames	78
Whangamata	108
TOTAL	506



New Dwellings by Ward	June 2015
Coromandel	2
Mercury Bay	10
Tairua/Pauanui	1
Thames	2
Whangamata	5
TOTAL	20



3 BCA & Territorial Authority Performance for June 2015

Activity	JUNE 2015
BWOF Audits	
BWOF audit inspections carried out in the month	0
Request For Service	
RFS received in the month	32
Number of RFS completed in the month	26
Number of current RFS as at month end	6
Swimming Pool	
Swimming Pool inspections carried out	3
Certificate of Acceptance	
COA's lodged	4
COA's approved	6
COA's issued within the 20 working day statutory timeframe	1
Code Compliance Certificate	
CCC's applied for	37
Decisions made on CCC applications	90
CCC's % issued within 20 working day statutory timeframe	98%

4 Financials

Revenue - Operating - June 2015

	Budget YTD	Actual YTD	Variance
Consents	(\$1,632,000)	(\$1,806,349)	\$174,349
Inspections	(\$887,000)	(\$992,234)	\$105,234
Monitoring	(\$101,500)	(\$27,190)	(\$74,310)
Totals	(\$2,620,500)	(\$2,825,773)	\$205,273

Expenses - Operating - June 2015

	Budget YTD	Actual YTD	Variance
Consents	\$2,378,000	\$2,380,991	(\$2,991)
Inspections	\$1,076,786	\$1,263,254	(\$186,468)
Monitoring	\$223,570	\$201,016	\$22,554
Totals	\$3,678,356	\$3,845,260	(\$166,904)

5 Current Matters

Chief Executive Job Experience:

David Hammond spent a day with Senior Building Control Officer Greg Rendall 17 July and his account is attached for your perusal. Attachment A

Duck Creek - Lakes Resort- Sewage Connection Issues:

Pleased to advise this matter has progressed after a meeting was instigated by Council involving Benbrak Investments Ltd, Strata Title Administration Ltd and The Lakes International Golf Course Ltd and council legal and building staff.

It was necessary to facilitate this meeting after years of disputes and an obvious frustration by all parties involved due to no clear resolution and the time consuming repetitive issue sorting matters years old. Another driver was the effect the party disputes were having on new building consent applications involving connections to onsite sewage system.

Although all parties were not satisfied with the results of the meeting and there are still legal ownership issues to sort, individuals can now proceed with their lodged building consent applications.

Staffs Bus tour - learn about our projects:

Newly appointed council staff were given the opportunity to participate in a hosted tour of current projects in Thames, Whangamata and Pauanui areas. This allowed four building staff the opportunity to mix with fellow staff members and provided valuable insight learning about our current projects.

6 Summary of Building Control activity - Year 1 July 2014 - 31 June 2015

1 July 2014 - 30 June 2015			
1 July 2014 - 30 June 2015		1 July 2013 - 30 June 2014	
Building Consents			
B/C and amendments lodged	1184		
B/C only granted	983		
Percentage of B/C and amendments processed within 20 days	99%		
B/C Average statutory days to consent decision	8.73		
Total Value of consents Issued	\$123,488,527		
New Dwellings			
Total Dwellings	229	Total Dwellings	210
Coromandel	20		
Mercury Bay	112		
Tairua/Pauanui	35		
Thames	22		
Whangamata	40		
Certificate of Acceptance			
COA Lodged	33		
COA Approved	42		
Code Compliance Certificate			
CCC Approved or refused	909	CCC Approved or refused	516
CCC % within 20 WDs	95%	CCC % within 20 WDs	51%
Number of Inspections	6,326	Number of Inspections	5,926
Coromandel	619		

Mercury Bay North	1,138		
Mercury Bay South	1,092		
Whitianga	227		
Tairua/Pauanui	1,003		
Thames	837		
Whangamata	1401		

7 Suggested Resolution(s)

That the Judicial Committee:

1. Receives the June 2015 Building Controls report, dated 13 August 2015.

References -Agenda Attachment

Attachment A - Chief Executive Job Experience - Building

Attachment A
Chief Executive Job Experience - Building