

GENERAL MANAGER'S REPORT TO COUNCIL

(continued)

SECTION:	Planning
ITEM NUMBER:	Item 7
SUBJECT:	Inspection Fees
File Reference:	U08/6504
Reason:	Clarify inspection Fees
Objective:	Standardise inspection fees
Budget Implication:	Cost recovery of inspection costs
Operational Plan:	Principle Activity 5

Information:

Currently staff are having trouble allocating inspection fees as per Council's Operational Plan. It is creating confusion especially with development involving private certifiers. Investigations into the problems show that the fees being charged often do not cover the cost of the inspection or the administration cost of recovering the inspection fee or refunding the unused inspections fees is cost prohibitive.

Currently the fee structure stands at:

New dwelling	Up to 7 inspections	\$650.00
Alterations & Additions to Dwelling	Up to 6 inspections	\$560.00
Pools	Up to 3 inspections	\$280.00
Garages/Sheds	Up to 3 inspections	\$280.00
Commercial	Up to 10 inspections	\$950.00
Addition/Alterations to Commercial	Up to 4 inspections	\$375.00
Industrial	Up to 8 inspections	\$745.00
Minor Additions to Non Residential	Up to 2 inspections	\$185.00
Heating Devices	Up to 1 inspections	\$95.00
Additional Inspections Each	Each	\$95.00
Inspection of dwelling for relocation	Per Hour	\$95.00 + \$0.75/km

The problems staff are encountering are:

1. The Section 68 inspection fees have been allocated as part of the inspections for the construction certificate or complying development fee. Private certifiers are not able to carry out section 68 certificate inspections, therefore technically council is receiving no fee for any inspections in these instances. This could be up to three inspections where Council receives no fee.
2. The way the fee structure is set up is difficult to put \back against some applications, ie it depends on the nature of construction (new/alteration/addition) or material type, brick or weatherboard, whether there is a bathroom or not and foundation construction. Therefore often the incorrect fees are being charged.

It is important that the inspections are allocated correctly as council is currently contracting out the service, therefore is proposed to have a flat rate fee with the staff being able to look and assess each application on its individual merits. This being the case, the inspection fee should be \$95.00 per inspection carried out.

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(continued)

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Prepared For: General Manager

Recommendation:

That Council:

1. Charge a flat rate of \$95.00 for all inspections relating to Development, Complying Development, Construction Certificate and Section 68 Certificate Applications.
2. Charge a rate of \$95.00 per Hour plus \$0.75 per km travel for inspection of dwelling for relocation.
3. Advertise the change in the Revenue Policy (Part 4 of the Operational Plan 2012/2013) for the period Friday, 26 October 2012 until Friday, 23 November 2012.