

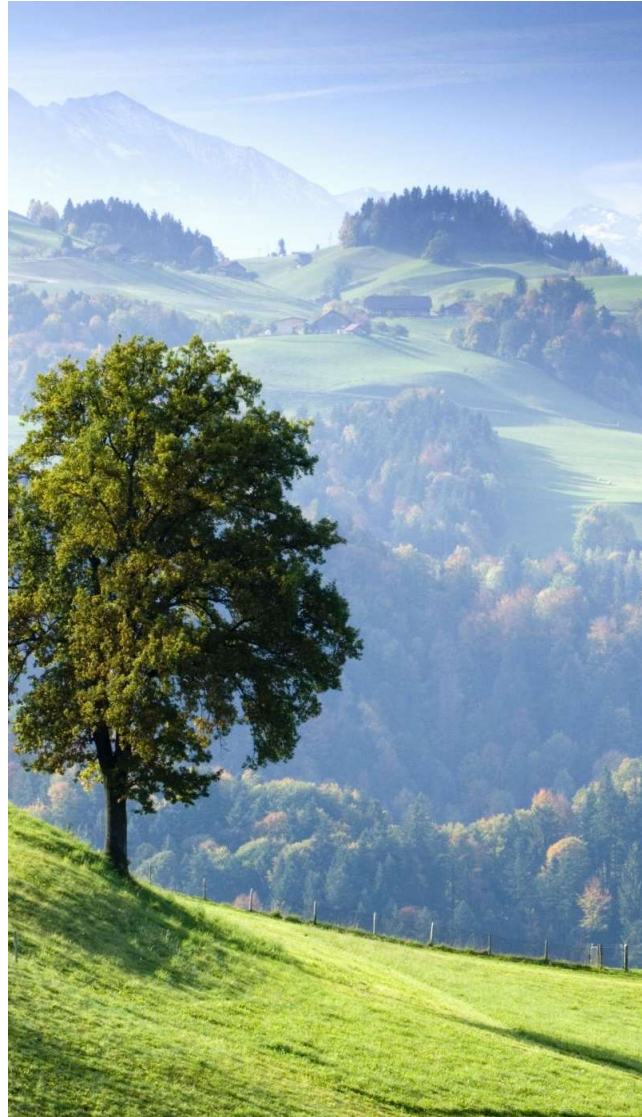


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Local Authority  
Property Association

# LAPA AND BUILDING COMPLIANCE

Presentation to the  
Association of Building Compliance





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# LOCAL AUTHORITY PROPERTY ASSOCIATION (LAPA)

## WHO ARE WE??



LAPA is the professional body for Local Authority (Council) staff specialising in all aspects of property.



This can include legal, facilities management, leasing, and branches out into areas often undertaken by the Property staff in Councils - i.e. Fleet, Dog Control.



Primary Focus is the 3 day annual conference in early November each year.



Also run small scale one day "Local Forums" usually around April/May



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# Robert Cant – LAPA President

- Works for Tasman District Council
- Programme Leader – Property Transactions
- Committee member since 2015
- Elected LAPA President in 2022
- Works with Committee Members Renee Julius, Karen Bartlett, Rebecca Van Orden, and Carl Johnstone.
- Key employees: Julie Ashmore and Paul Ivory

**Lake Rotoiti**





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# BENEFITS OF MEMBERSHIP



Membership of LAPA is free. The costs of running the organisation are met through sponsorship income. Conference attendance fees cover the cost of running the Conference only



Attendees of this conference should obviously remain with the ABC. Building compliance is a sub-branch of the Facilities Management Arm of the 2 key streams LAPA serves



As membership of LAPA is free, there is little to lose from being a member of both - albeit to qualify for LAPA you must work for a Council or contract to Council doing property work.



Many of the LAPA sponsors work in the Building Compliance Area



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# LAPA SPONSORS RELEVANT TO BUILDING COMPLIANCE



**Lift Solutions Ltd.**

*Quality solutions for your lift and escalator requirements*



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# OTHER BENEFITS OF LAPA

*Hi-Tech Conference Gifts*







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BOAT

FISH

UNDERWATER

WHALE

SCUBA





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## KEY LINKS TO THE PROPERTY TEAM

A couple of key issues where the property team and building compliance can work together.

Common issues which come up are existing buildings located outside the title boundary.

Generally these are historic in nature, but once discovered (occasionally as part of a building consent) should be resolved with an occupation agreement between the Council and landowner.

Important that the correct location of new buildings is the responsibility of the property owner in conjunction with the builder.





## Example:

- ▶ Part of the existing house is located outside the title boundary (shown blue)
- ▶ 80% of an existing outbuilding is outside the title boundary.
- ▶ Discovered when new home consented



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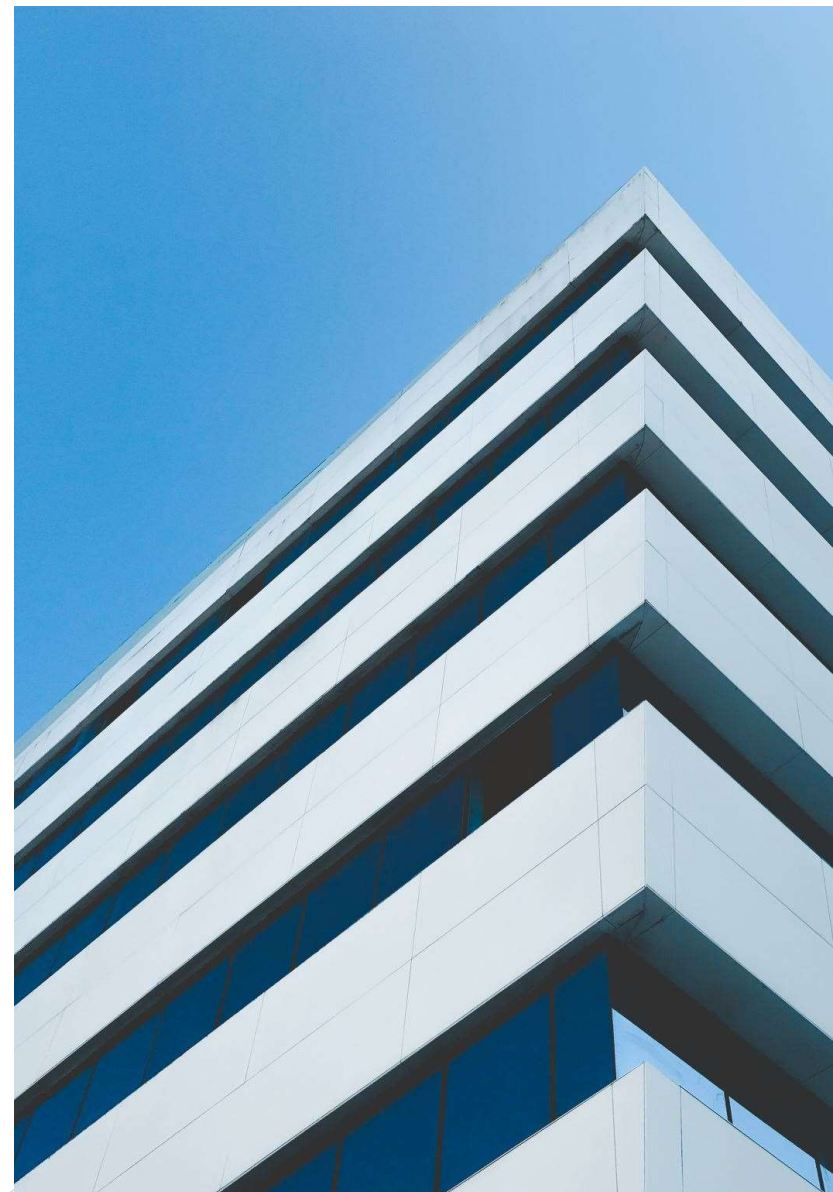


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## COUNCIL AS BUILDING OWNER

- ▶ Compliance issues as building owners - i.e. annual building warrant of fitness.
- ▶ Each year, Council properties (i.e. Council offices, Public Halls, and anything that needs a Building WOF) require an annual survey by the IQP.
- ▶ Important that the Facilities Maintenance (FM) teams within Council have a reliable programme to ensure compliance - there can be a lot of embarrassment if Council as a building owner doesn't comply with its regulatory obligations.



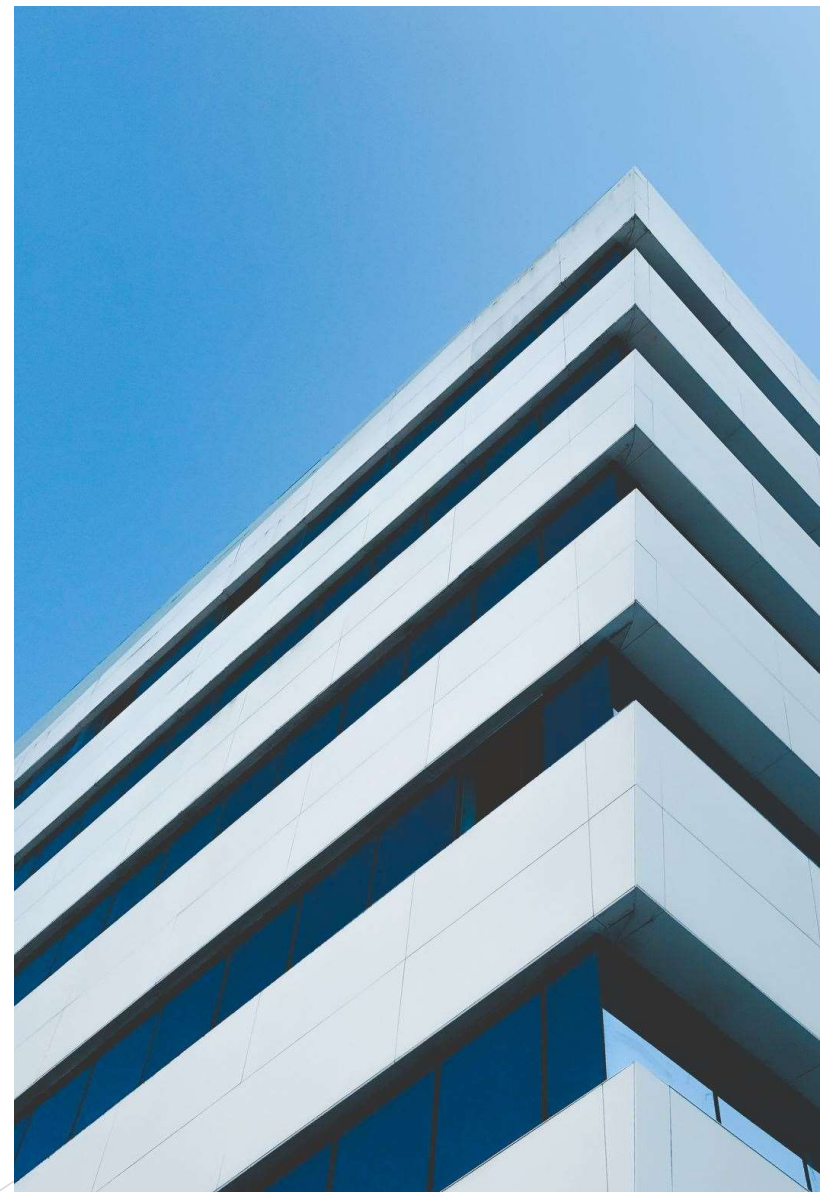


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## COUNCIL AS BUILDING OWNER

- ▶ Two issues arise every year:
- ▶ The first can cause great consternation to the FM Managers - Tardiness of IQPs in supplying the information on time so that the BWOFF can be issued on time.
- ▶ If there is a failure to have the BWOFF issued on time, the Council is in a difficult position. As the regulator we are in breach of our own statutory obligations, which can put staff in “deep do-do” (a technical term).
- ▶ Secondly - the eagerness of some compliance companies to upgrade systems that are not mandatory from a legal perspective i.e. if a building was compliant in 1990 it is still compliant in 2022. At times, upgrades can increase compliance obligations to meet current rules, where as if the upgrade didn't occur, the increased compliance schedule would remain as before.







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# RELATIONSHIPS – PROPERTY TEAMS AND COMPLIANCE TEAMS



It is essential that there is a close relationship between these teams on a regular basis to overcome any issues that might arise during any year.



As covered earlier, it can cause embarrassment to the organisation(s) when the time comes for BWOFF renewals. Council as regulator needs to communicate issues to Council as building owner. It is NEVER a good look for one arm of Council (or a contractor) to issue compliance failure notices to the Council as owner.



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## HOW DOES LAPA FIT INTO THIS?

Many of the LAPA Conference attendees come from the smaller Councils. Larger organisations tend to have better access to in-house training, but the LAPA conference is often the only training available for staff from smaller Councils

The LAPA helps to drive better outcomes through the network of members. New FM managers are able to make contact with experienced FM manager.

As there are 72 Local Authorities in NZ, many of which are comparatively small rural Councils with small ratepayer bases. The depth of knowledge and expertise is not as readily available as occurs with the larger city Councils.



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## HOW DOES LAPA FIT INTO THIS?



Our conference attendees also have extensive access to our sponsorship expertise in these areas.



There are “Trade Stands” at each conference which facilitate contact. Sometimes members are able to discuss a small issue and get a quick / simple answer. On other occasions new business relationships are forged and continue for years. These are the win/win outcomes.



The LAPA website also facilitates contact between members and sponsors for those who can't attend a conference every year.





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LAPA promotes good communication and great relationships.



This includes forming relationships both inside and outside our professional sphere and our specific workplaces.





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## SUMMARY/QUESTIONS

While Building Compliance is somewhat of an outlier to the core of LAPA membership, there is an amount of overlap between Council property staff (particularly those working in FM) and those involved with Building Compliance.

The LAPA will always encourage dialogue between the two parts of a Council organisation (or contactors performing either role). It is never a good look for internal conflict to spill into the public arena - say when a public hall has to be closed because it does not have a current BWOFF.

If anyone has any questions I will endeavour to answer them.

