

7.9 C-7VBP09 – Verge Bond Policy

PART A- Policy

Objective

To provide clear guidance to builders and their contractors of the Shire of Dandaragan's policy regarding Verge Bonds and the applicable fees which exists to ensure that any damage to the Shire's assets during the building process is rectified by the builder.

Policy Statement

A Verge Bond will be required to protect Shire verge assets (including kerbing, footpaths, drainage swales and street furniture), for all building development within townsites in accordance with the following process:

- Builders will be required to pay the Verge Bond at the time of submitting a Building Permit application.
- The person obtaining the Building Permit is required to give notification 7 days prior to the commencement of works. After which Shire staff will then carry out a pre-construction inspection. At the pre-construction site inspection, the existing condition of the verge and footpath assets will be documented and photographed.
- On completion of the building works, the builder will request the refund of the bond by submitting an Application for Verge Bond Refund along with a BA7 Notice of Completion which will trigger a second site inspection and subsequent assessment of the Shire's verge assets which will be documented and photographed.
- If there is no damage to the Shire's verge assets the bond is refunded. If there is damage the builder is given 21 days to rectify the damage otherwise the Shire will repair the damaged asset using the bond funds. Following the rectification works and if any bond funds remain, they will be refunded to the builder.
- If the verge asset damage is above the deposited bond value, an invoice will be forwarded to the builder for the additional works.
- The value of the Verge Bond will be determined annually by Council and published in the Schedule of Fees & Charges.

Responsibility for ensuring there is no damage to the verge and footpaths lies with the original Building Permit applicant and not any subcontractors that may carry out work on the site.

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