

7.9 Verge Bond Policy

PART A- Policy

Objective

To provide builders and their contractors clear guidance of the Shire of Dandaragan's Verge Bond process and fees, ensuring any damage to Shire assets during construction is rectified.

Definitions

Applicant	The person, or entity, named on the Building Permit
Damage	Any deterioration, disturbance, or removal of verge assets beyond fair wear and tear, as determined by the Shire.
Verge Assets	Includes, but not limited to; <ul style="list-style-type: none">• Kerbing• Footpaths• Draining swales• Crossovers• Street furniture

Policy Statement

A Verge Bond is required for all applicable building developments to ensure that any damage to Shire verge assets is repaired at no cost to the Shire.

1) Applicable Building Developments

A Verge Bond applies to building developments that, in the opinion of the Shire, involve construction activities with the potential to impact, access, or cause damage to verge assets.

This includes, but is not limited to, works involving:

- The use of construction vehicles, plant, or equipment
- Delivery or storage of building materials
- Modification or construction of crossovers
- Regular access across verge areas by heavy vehicles or machinery

2) Payment of Verge Bond

The Verge Bond must be paid for at the time of lodging the Building Permit Application.

3) Pre-Construction Requirements

The Applicant must provide a minimum of seven (7) days' notice prior to the commencement of works.

The Shire will undertake a pre-construction inspection to record the condition of the verge assets, and capture photographic evidence for reference.

4) Post-Construction Requirements

Upon completion of building works, the Applicant must submit a BA7 Notice of Completion, and an Application for Verge Bond Refund.

The Shire will conduct a post-construction inspection and assess and document the condition of verge assets.

5) Determination of Damage and Bond Refund

If there is no damage identified, the bond will be refunded in full.

If damage has been identified, the Applicant has 21 days to complete rectification works.

If the damage has not been rectified within the 21 day timeframe, the Shire will;

1. Complete the works
2. Deduct the costs from the Verge bond

If the costs of the repair exceed the bond amount, the Applicant will be invoiced for the outstanding balance.

6) The Applicant is responsible for all damage to verge assets, including damage caused by contractors or subcontractors.

7) Bond Value

The Verge Bond amount is determined annually by Council and published in the Shire's Schedule of Fees and Charges.

8) Dispute Resolution

If the Applicant disputes the assessment of damage and associated costs:

1. A written request for review must be submitted within 14 days of notification
2. The matter will be reviewed by the CEO or their delegate
3. The outcome of the review will be provided in writing and is final

Policy Number	7.9 – Verge Bond
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