

Protecting Public Assets During Building and Development Works

The City of Kalamunda needs to protect public infrastructure against damage as a result of building and demolition works. As part of the building application process, the City requires payment of an Asset Protection Fee as set out in the Schedule of Fees and Charges. Developments that may impact on public infrastructure may also require payment of the fee. In the event that there is a significant risk to assets including vegetation and trees, the City may also require a bond for the protection of the assets as provided by the Local Government (Uniform Local Provisions) Regulations 1996, Section 17(5)(a). The asset protection fee must be paid by the applicant at the time of submitting an application.

Asset Protection Fee

The City charges an Asset Protection Fee for the monitoring and inspections of public assets for all building and demolition works, and some development works. The purpose of the fee is to determine if any of the assets have been damaged during construction works and notify the responsible owner/builder of further works required.

City assets include anything outside the property, such as in the road verge, road or park, including but not limited to:

- Footpaths
- Drains and pits
- Kerb
- Road pavement
- Street Signs
- Poles
- Street Trees
- Verge nature strip

The Asset Protection Fee will be required for any of the following situations:

- All building or development applications for residential, industrial, and commercial lots in excess of \$20,000,
- All applications for subdivision, demolition or clearing,
- All fibreglass or concrete swimming pool applications, • Other building and development application where there is a significant risk to public assets.

The cost of building work is based on either the contract price or estimated cost of the development. The estimated cost includes the value (using the market trade rate) of all labour and materials.

The current Asset Protection Fee is \$120.90 (Schedule of Fees and Charges 2019/2020, listed as an infrastructure inspection fee).

Once the City receives advice of completion for the building or development, an inspection will take place. The City will check the verge and determine whether further works will be required and notify the applicant. If there is no damage, then no further action will be taken. In the event that further work is required, the City may need to conduct additional inspections. Additional inspections are charged at \$107.60 (2019/2020).

What are your responsibilities as the Owner/Builder?

a) Inspect and Record

It is the Owner's and Builder's responsibility to ensure that public assets are protected and not damaged as a result of building works on a site. Before construction work starts, you should carefully inspect the road, verge and other public areas in the vicinity of the proposed works. Then advise the City in writing of any existing damage showing clearly the locations and extent of damage in photographs. Following this, an inspection will be conducted by the City's inspector to confirm the pre-existing damage reported and record the damage. Note: If the City is not advised of any prior damage, it is deemed that there was no prior damage to public assets.

b) Protect

The applicant is responsible for protecting public assets during the works. The applicant shall:

- Monitor the condition of public assets throughout the building process and record any damage which may result from building work,
- Prevent rubbish and building materials from the site entering public assets by providing sufficient size of bins for the rubbish and regularly emptying them so as not to cause a build up of rubbish at the site,
- Inform all contractors and suppliers of their responsibility to protect public assets while on building sites, and
- Ensure that access to the building site is clearly defined and that suppliers know where materials and equipment should be set down.

c) Repair and Reinststate

It is the responsibility of the applicant to repair any damage to public assets caused by building or development work. Reinstatement works shall comply to City of Kalamunda specifications and IPWEA's Restoration and Reinstatement Specification for Local Governments in Western Australia. If there are discrepancies in the specification requirement, the City of Kalamunda specification shall be followed.

d) Advise when work completed

When building, work is completed, the builder is required to submit a Notice of Completion Form (BA7) to the City. The applicant shall arrange the reinstatement work to be completed prior to the BA7 form being submitted. This is to prevent a re-inspection fee to be charged by the City should there be further reinstatement work required. When development work is completed, the applicant is required to notify the City in writing. The applicant shall arrange the reinstatement work to be completed prior to notification. This is to prevent a re-inspection fee to be charged by the City should there be further reinstatement work required.

What constitutes damage?

Examples of typical damage are:

- Cracked or broken footpath and crossing panels,
- Chipped or broken kerbing,
- Damaged street trees or vegetation including any obvious decline in plant health,
- Wheel marks, ruts and holes in the ground,
- Broken drainage pits or cracked lids and lintels,
- Mud, sand or other materials on the verge or road leaving a trail from the building site, Blockage or change in the performance of verge drainage, and
- Reinstatement works required as result of installation of services.

Further work as required

In the event that the Public Asset is damaged due to construction works, the City will notify the applicant with a letter outlining the damages and the associated cost to repair the damage and the required timeframe to complete the works. The applicant will also be invoiced a re-inspection fee as required. The applicant will be provided with an opportunity to undertake the repairs at their own cost. Otherwise the City will arrange the repair work and will invoice the applicant accordingly as per the Local Government (Uniform Local Provisions) Regulations 1996, Section 17(5)(a).

Should you have any queries please contact the City's Asset Services on 9257 9999