

Policy No. 66: Security for Incomplete Works in Subdivisions

POLICY MANUAL

Policy No. 66	Security for Incomplete Works in Subdivisions
Purpose	The purpose of this Policy is to outline the application of security in relation to incomplete works in subdivisions.
Department	Infrastructure Services
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POLICY

1. Definitions

<i>Security</i>	Bond and cash, or bond and bank guarantee.
<i>Incomplete Works</i>	All subdivision works associated with roads, stormwater drainage, footpaths, driveways, public lighting and earthworks, that have commenced but are yet to be completed, or are not constructed to the Council's standard.

2. Objective

The objective of this Policy is to ensure infrastructure and associated works are completed in subdivisions at an appropriate point in time.

3. Scope

The Policy shall apply to all approved subdivision applications.

4. Policy

1. No security will be accepted in lieu of the works being completed unless extenuating circumstances or engineering justifications are accepted by the Director Infrastructure Services.

2. Where security is accepted by the Council, the developer will be required to lodge security before the final plan is sealed by the Council. In addition, the following conditions will apply:
 - a. the developer will be allowed six months to complete the works or at an approved point in time as set by the Director Infrastructure Services. If the outstanding works are not completed to the satisfaction of the Council's Director Infrastructure Services within the required timeframe, the security may be called in to allow the Council to complete the outstanding works, subject to site specific circumstances.
 - b. the value of the security will be an amount equivalent to the estimated cost of outstanding works plus 50% to cover costs related to indexation of works, the Council's management costs and other unforeseen costs.
 - c. the estimated cost will be as approved by the Council and determined using the tendered rates for the project, the Rawlinson's Construction Cost Guide or another method for costing of civil infrastructure works.
 - d. sealing of the subdivision plan will be subject to the consent of all other relevant authorities.
 - e. payment of an application and processing fee to the Council for approval of bonds for incomplete subdivision work.

5. Legislation and Related Standards

Land Use Planning and Approvals Act 1993

Local Government (Building and Miscellaneous Provisions) Act 1993

Local Government (Highways) Act 1982

Urban Drainage Act 2013

6. Responsibility

Responsibility for the operation of this Policy rests with the Director Infrastructure Services.