



FAQ SHEET – Infrastructure Protection Bond

Why do we have an Infrastructure Protection Bond?

The Infrastructure Protection Bond (IPB) is replacing the Town's Verge Construction Permit (VCP) for all construction works over \$50,000, demolitions and swimming pool installations.

The bond is held by the Town of Mosman Park to insure against any damage to the Town's infrastructure caused during the works. The bond is refundable to the applicant (responsible party) provided no damage is caused to the Town's infrastructure assets.

When do I submit an Infrastructure Protection Bond application?

The application form is submitted at the time of lodging a building or demolition application. Payment of the bond and a non-refundable verge inspection fee are required at this time.

Who undertakes the pre and post-inspections?

Once an Infrastructure Protection Bond has been paid, the Town will undertake a pre-inspection prior to the commencement of works. All infrastructure adjoining the property will be inspected and photographed, including:

- Roads
- Laneways
- Kerbing
- Footpaths
- Drainage infrastructure
- Street trees
- Street signage under the control of the Town

A copy of the date stamped photos will be provided to the applicant following the pre-inspection.

Once works are complete and a request for a refund of an Infrastructure Protection Bond has been made, the Town will undertake a post-inspection to check for any damage to infrastructure.

What if damage is caused by a contractor or party who is not the applicant?

The applicant for the Infrastructure Protection Bond is responsible for any damage caused to the Town's infrastructure as a result of the construction or demolition works, even if those works are caused by a third party, such as a builder or contractor.



How do I request a bond refund?

On completion of works, a Request for Bond Refund Form must be submitted along with a BA7 – Notice of Completion within 7 days of completing the building works. Once received, the Town will undertake the post-inspection.

The bond will be refunded to the applicant provided there is no new damage to the Town's Infrastructure.

If damage has occurred the Town will advise the applicant and provide the following options:

Option One: The applicant carries out the rectification works (at their expense) to the satisfaction of the Town. Following the completion of the rectification works, the Town will carry out a re-inspection to ensure the rectification works have been satisfactorily completed. The applicant will be required to pay an additional verge inspection fee for the re-inspection.

Option Two: The Town will provide the applicant with a quote for the cost of rectifying the damage. Once written approval and agreement for the cost of the rectification works is received from the applicant, the Town will carry out the rectification works.

If the cost of the rectification works is less than the value of the bond, any balance of funds remaining will be returned to the applicant. If the cost of the rectification works exceeds the value of the bond, an invoice will be issued for the outstanding balance to the applicant.

It is the responsibility of the applicant to request the refund for any bond paid.

When will my bond be returned?

The bond will be refunded within 20 days of the Town completing the rectification works, or in the case of Option 1 above, within 20 days of a successful reinspection.

Can I transfer my bond between building and demolition permits?

Infrastructure Protection Bonds are non-transferrable. A bond is required to be paid with each application for a building or demolition permit.

Can a bond be refunded to my client or a third party?

A bond is only refundable to the applicant for the bond.