



## FAQ SHEET – VERGE CONSTRUCTION PERMIT

### **Why do we have a Verge Construction Permit?**

The Verge Construction Permit (VCP) is replacing the Towns Verge Bond system for all Building works over \$50,000 including Demolitions/Swimming pool installations irrespective of value. The payment is required to cover the Towns cost for works. This permit is for a contribution to for the damages and general wear and tear to the verge caused during works throughout the Town.

### **When do I have to submit a Verge Construction Permit application?**

You need to complete a Verge Construction Permit form and pay the applicable fees at the time of lodging a building permit for:

- Any Building Works over \$50,000.00
- All Swimming Pool applications
- All Demolition Permit applications

### **How do we get a pre-inspection done? Are there charges?**

The applicant can either:

1. Undertake the pre-inspection including taking photos of the kerb, footpaths, drains, street trees and the road. There are not costs associated, or;
2. Request the Town to undertake the inspection at an applicable cost as outlined in the application form.

Link to the Town's fees and charges;

<https://www.mosmanpark.wa.gov.au/services/finance/fees-and-charges>

### **Why are pre-inspection photos required, when you keep the funds for repairs?**

The pre inspection photos enable the Town and yourself to identify if damage caused could be considered wear and tear or more substantial. The fees only cover general wear and tear, therefore anything over this is not covered in the fee paid.

### **Why is this not refundable, like the verge bond?**

This application is for a permit including administration time therefore the charges associated with it are not classed as a bond but as a fee.



**If I am having multiple building approvals processed for different jobs i.e swimming, demolition and re-build, is this one application or multiple?**

It is more common for separate applications to be submitted where there are multiple contractors involved. However, you have the ability to combine two or more of the following on one application:

- building demolition
- building construction and/or;
- swimming pool construction

The applicant is liable for any damages, beyond “general wear and tear” that occur to the verge as a result of the approved works.

**How do I finalise the Verge Construction Permit process?**

A BA7 (Notice of Completion) must be submitted to the Town of Mosman Park by the building contractor nominated on the Building Permit within seven (7) days of completing the building work subject on the Building Permit.

Link to form on Building Commission’s website;

[http://www.commerce.wa.gov.au/sites/default/files/atoms/files/feb\\_2018\\_ba7.pdf](http://www.commerce.wa.gov.au/sites/default/files/atoms/files/feb_2018_ba7.pdf)