

## Security for Building Work

Council Policy - Strategic	
<b>Corporate Plan Link:</b>	Our Well-Planned Places
<b>Policy Owner:</b>	City Futures
<b>Responsible Manager:</b>	Manager, Development Services
<b>Date Approved by Council:</b>	25 February 2014
<b>Next Review Date:</b>	1 July 2025
<b>Version:</b>	2.1

### Objective

This policy outlines the City of Moreton Bay's (Council) approach to ensure sufficient security is retained by Council for the completion of building work in relation to a nominated building or structure.

### Statement

The City of Moreton Bay (Council), through its Corporate Plan, is committed to providing services that delivery our community's shared vision: *Our Moreton Bay. Amazing places. Natural spaces.* This policy supports 'Our Well-Planned Places' goal and outcomes in the Growth Management Strategy 2042, particularly "We have infrastructure that integrates with surrounding land use and supports our growing communities".

Council may require that security is to be given to and retained by Council to ensure satisfactory completion of building work in relation to a nominated building or structure.

The amount of security will be determined based on the value of the proposed building work as estimated by Council, but not less than the amount listed in Council's schedule of fees and charges as amended from time to time.

Security must be lodged with and verified by Council prior to the issue of a *building development permit for a nominated building or structure* (Refer to Amenity and Aesthetics – Impact of Proposed Building Work Policy).

The security will be retained until such time as the building work has been satisfactorily completed in accordance with:-

- (1) Council's conditions in relation to any 'concurrence agency response' given about the *building*; and
- (2) the *building development permit* issued for a *nominated building* or structure.

Should a *building development permit for a nominated building or structure* lapse prior to completion of the building work, Council may take the action it considers necessary to have the building work completed or rectified using all or part of the security required under this policy.

### Application

This policy applies to a nominated building or structure proposed to be placed on a property within the Council area.

### Related Documents

#### Relevant legislation

- *Local Government Act 2009*
- *Planning Act 2016*

- *Building Act 1975*

#### Council documents

- Amenity and Aesthetics – Impact of Proposed Building Work Policy
- Provision of Financial Securities Policy

#### Definitions

Term	Definition
<b>Building development permit</b>	An approval or permit issued under the Sustainable Planning Act 2009 by a building certifier allowing building work to be carried out lawfully.
<b>CEO</b>	Chief Executive Officer of Moreton Bay City Council.
<b>Council</b>	Moreton Bay City Council or City of Moreton Bay.
<b>Nominated building or structure</b>	A removal building.
<b>Removal building</b>	A previously used building or structure proposed for relocation to another property.
<b>Security</b>	A performance bond in the form of cash, or a bank guarantee in a format acceptable to Council, having a value of no less than that determined pursuant to this policy.

#### Document Control

Official Version: ECM71720014				
Version	Approval	Date	Description	Word Version
1.0	Council	25.02.2014	New policy. Approved by Coordination Committee (14/226).	A8778928
2.0	Delegate	15.10.2020	Administrative amendments only. Approved by Director, Planning.	A20850727
2.1	Delegate	11.10.2024	Minor administrative amendments only. Approved by the General Manager, Governance and Executive Services in accordance with Council's Policy Framework. (71718673)	ECM68421198