



LAKEWAY OWNERS - FREQUENTLY ASKED QUESTIONS

1. Is the estate broadband and Foxtel ready?
Yes. Telstra have installed the necessary cabling.
2. Have any soil sampling and/or compaction tests been done on my lot, and if so, are the test results available to me/my engineer/my builder?
*No. Soil sampling is usually obtained by engaging a private practising structural engineer who will carry out those tests to determine the soil classification for the site which will then determine the structural concrete design for the proposed building.
Compaction tests are carried out once the builder has obtained a building licence from the council. This is all part of the site works for the property.*
3. Are survey and/or cadastral diagrams available for my lot, which I can give to my architect?
No. This information is available by engaging a licensed surveyor who will carry out that work at a cost.
4. Are plans which indicate water, sewer and electrical connections available for my lot, which I can give to my architect?
No. This information is only available from the respective service providers.
5. What fees, such as verge bonds, do I need to pay to the Town of Claremont, and at what stage are these payable?
*All relevant fees are indicated on the Application For a Building Licence Form available on the Town of Claremont website at:
<http://www.claremont.wa.gov.au/pdf/BA%20Application%20Form%20Final.pdf>*
6. When is the verge bond deposit refunded?
On completion of construction, your builder will notify the Town's Infrastructure Department, who will conduct an inspection and then refund the bond

7. What are my responsibilities as an owner of a vacant lot, or a lot which is being built upon, and/or what are my builder's responsibilities until my house is complete and occupied?

The main responsibilities are:

- to ensure that building materials, site toilets, etc. are all contained within the boundaries of your site and not on the verge (unless special permission has been obtained from the Town);*
- to ensure that street trees are protected and not damaged; and*
- to ensure that your site is accessed only via the street fronting your site.*

8. Is there reticulation to the verge of my lot?

Yes. The Town is responsible for the reticulation to the verge until October 2010. Thereafter it will become the responsibility of the owner.