

Am I ready for my Compliance Inspection?

The Compliance Bond is an integral part of the Land Sales contract and is retained for the protection of the Public Domain during construction, and the peace of mind of residents that neighbouring homes will comply with the Crace Pattern Book. As per the contract, Compliance bond adherence is required so;

- The Buyer will erect on the land a dwelling so as to comply with the plans approved by the Seller and the Approval Authority;
- to ensure protection of the Public Domain;
- no damage to the Public Domain;
- to ensure plans are provided and a Builder nominated;
- Driveway crossover and verge turf.

Requesting your Compliance Bond refund

Once your home including front landscaping has been completed as per your approved plans, you are able to apply for your Compliance Bond refund. A copy of the refund form is available via the Crace website at crace.com.au/sales/documents-you-will-need.php or at the Sales office.

Compliance inspections are generally conducted on a weekly basis. After you have received your Certificate of Occupancy, please go through the Compliance Inspection checklist (see page 2 of this form) to ensure all the relevant items are completed before requesting an inspection. Please submit your completed Compliance Inspection Checklist and Refund Form via email to buildingrefunds@crace.com.au or drop it off at the Crace Sales office. Please note that the bonds are held in a Trust account and transfers take approximately 21 days from date of authorisation.

Verge turfing

Part of the requirements for completion of your front landscaping is the laying of Legend Couch turf to your front verge (nature strip); if you are applying for a bond refund in the colder months, April – September, Legend Couch cannot be cut nor laid. In this case we can provide a \$3000 partial refund provided all other works are compliant and the verge has been cleared of construction debris and stabilised in preparation for verge turfing in spring. Once spring arrives and your verge has been turfed, the outstanding bond monies can then be refunded.

Please note: it is your responsibility to maintain the verge area (excluding trees). Further information with respect to verge maintenance can be found at the TAMS website – tams.act.gov.au/play/pcl/NatureStrip/NaureStrip

Please refer to the Crace Verge fact sheet for further information on establishing your verge. We hope that all residents of Crace are proud of the landscapes that have been established throughout the suburb and continue to care for their homes and street verges.

Compliance Inspection Checklist

BLOCK **SECTION** **DATE**

NAME **MOBILE**

EMAIL **HOME**

PRE INSPECTION CHECKLIST

Use the following checklist to ensure you have completed all necessary items for your Compliance Inspection.

	Y/N	COMMENTS
CERTIFICATE OF OCCUPANCY OBTAINED		
FRONT LANDSCAPING COMPLETE		
VERGE TURF INSTALLED		

COMPLIANCE WITH APPROVED PLANS

Have made changes to any of the following applicable items? If yes please provide details below.

COLOURS & MATERIALS	Y/N	DETAILS OF CHANGES
Roof – Colour/Material		
Fascia/Gutters/Downpipes – Colour		
Face Brick – Colour/Location/Quantity		
Render – Colour/Location/Quantity		
Cladding – Colour/Type/Location/Quantity		
Feature Materials – Colour/Type/Location/Quantity		
Driveway – Colour/Material/Location/Width		

LANDSCAPE DESIGN (as applicable)

Plant species/quantities		
Trees		
Garden beds		
Surface treatments(Turf/Mulch/Gravel)		
Pathways – Colour/Material/Location		
Retaining Wall – Location/Material/Height		
Verge Turf (Legends Couch)		

COURTYARD WALL (if applicable)

Materials/Colours		
Height/Length		
Location/Setbacks		
Transparency		

SIDE FENCE/GATE

Materials/Colours		
Height/Length		
Location/Setbacks		
Transparency		

BOUNDARY FENCE

Materials/Colours		
Height/Setback		