

	<p><b>LV115</b> <b>Private Property Maintenance</b></p>
<p><b>Key Focus Area</b> Liveability</p>	<p><b>Responsible Directorate</b> Infrastructure</p> <p><b>Relevant Council Delegation</b> Nil</p>

### Purpose

To guide the maintenance of private property within the Town of Claremont (which is utilised by the general public), but not property belonging to or vested with the Town.

This Policy applies to privately owned Right of Ways (**'ROW'**) and privately owned car parks, intended for use by the general public.

ROW must be used by multiple residencies and must not be common property. These parcels of land are typically owned by deceased estates.

Privately owned car parks are those which are freely available for the public to use and are managed by the Town's parking inspectors by written agreement of the Town and the owner.

### Policy

The Town of Claremont understands its role as services providers to the community. Whilst not required to do so, the Town recognises that to ensure upkeep of the locality a minimum amount of maintenance needs to be undertaken on private property to provide a visually appealing, usable and above all safe service to the community.

The Town therefore will undertake the following on private property:

#### Private ROW

The Town will ensure that the surface of the ROW is 'trafficable' by way of road base or other unsealed granular material. 'Trafficable' for this policy will be defined as the properties taking ingress/egress from the ROW are accessible by vehicles. ROW will be kept reasonably level, compacted and free of large potholes to prevent bottoming out of vehicles and getting bogged in wet weather. They will also be kept from weeds to prevent fire risks. No sealing, kerbing, lighting or speed control will be undertaken by the Town. Emergency drainage works where property or safety is threatened will be dealt with on a case-by-case basis.

### Private Car Parks for Public Use

Privately owned car parks within the Town will be monitored to ensure a safe working environment for parking inspectors and the general public is provided. Potholes will be rectified with line marking and signage maintained to a bare minimum at a standard which is enforceable by the Town. Significant pavement works requiring more than simple pavement patching, drainage works, and landscaping including kerbing will not be undertaken by the Town. Private car parks presenting serious safety concerns will have management ceased and further action pursued under the *Local Government Act 1995*, schedule 3.1.

Document Control Box			
<b>Business Unit:</b>	Infrastructure		
<b>Legislation:</b>	<i>Local Government Act 1995</i>		
<b>Organisational:</b>	Nil		
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