



Council Policy Manual

CP9.2 Heritage Rate Concession

PREAMBLE

The City of Perth recognises the important contribution that heritage makes to community, sustainability, cultural identity and the economy. The City of Perth also recognises that heritage is important because it provides a sense of unity and belonging within the community, and provides insight into previous generations and our history. Together, the City of Perth and the property owners must ensure that the valuable assets of our heritage are respected and celebrated.

The City of Perth's program of development and financial incentives is aimed at encouraging and assisting the landowners to retain, maintain, conserve and use Heritage Places. Heritage Rate Concession is a key component of the City's Heritage Incentive Program and is primarily focused on the maintenance rather than development of heritage places.

This Policy should be read in conjunction with other City of Perth policies relevant to Heritage Places and Heritage Areas.

POLICY OBJECTIVE

The City of Perth provides the Heritage Rate Concession to encourage and assist owners of Heritage Places to maintain those places in a way that is compatible with their heritage values.

DEFINITIONS

Fabric means the physical element or finish which is part of the heritage value of a heritage place.

Financial Justification is a statement that includes the cost of works undertaken to maintain heritage fabric, and is used to inform Council's decision on whether or not to grant the Heritage Rate Concession.

Heritage Place means places included in the City Planning Scheme Heritage List, a place of cultural heritage significance in a declared Heritage Area or a place included in the Metropolitan Redevelopment Authority Heritage Inventory.

Maintenance means the continuous protective care of a place so as to retain its cultural heritage significance.



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POLICY STATEMENT

1 The Heritage Rate Concession will:-

- 1.1 Be equivalent to 10% of the general rates for the Heritage Place, to a maximum of \$20,000 per annum with the minimum concession being equal to the minimum rate payment.
- 1.2 Expire on 30 June 2022, subject to compliance with this policy and subject to review at any time by the City.
- 1.3 Be reduced by an amount equivalent to any other rate concessions for which the owner of the property is eligible (seniors and pensioners).
- 1.4 Not apply retrospectively to previous financial years, including applications previously approved under Policy 9.2 Heritage Rate Concession adopted by the Council on 26/06/2012.
- 1.5 With respect to group rated properties, the Heritage Rates Concession will only apply to general rates for the heritage place or places within the group.

2. Eligibility Criteria

The City of Perth will provide the Heritage Rate Concession if the applicant meets all of the following criteria:-

- 2.1 The applicant is the registered ratepayer of the Heritage Place.
- 2.2 The applicant submits the following:
 - 2.2.1 A completed Application Form – Heritage Rate Concession prior to the issue of the current rate notice or no later than 60 days from the issue date of the current rate notice.
 - 2.2.2 A signed City of Perth Property Maintenance Agreement.
 - 2.2.3. A current full building insurance certificate.
 - 2.2.4 A pest inspection report dated no later than a year from the application date.
 - 2.2.5 If applicable, (see 3.4 below), financial justification that adequately demonstrates to the satisfaction of Council that:



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2.2.5.1 with respect to non-strata properties, that the cost associated with maintaining heritage fabric is unduly high: or,

2.2.5.2 with respect to strata complexes, that strata fees are unduly high due to the cost of maintaining heritage fabric.

3. Ineligibility

The City of Perth will only apply once of the two concessions offered under this policy at one time. They are not to operate concurrently.

The City of Perth will not provide the Heritage Rate Concession in any of the following instances:

- 3.1 The owner is bound by a Heritage Agreement where a development based incentive has been granted by the Council.
- 3.2 The owner is bound by a Heritage Agreement that commits the owner to the ongoing care and maintenance of the property.
- 3.3 There is an overdue rate debt to the City on the property.
- 3.4 Original floor space of the property (strata and non-strata) comprises less than 50% of the property's total floor space. In these instances the Council, at the request of the applicant may consider granting the concession if adequate Financial Justification is provided (see 2.2.5 above).

MONITOR AND REVIEW

4. The City of Perth will cancel the Heritage Rate Concession in any of the following instances:

- 4.1 The approved application becomes ineligible in accordance with (3) above.
- 4.2 A debt to the Council on the property is overdue for payment.
- 4.3 Voluntary withdrawal by applicant.
- 4.4 The property is not being maintained as per the *City of Perth Property Maintenance Agreement*.
- 4.5 The full building insurance certificate and/or pest inspection report previously provided to the City has expired and up-dated documents have not been provided.



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5. Where applications are cancelled, new applications can be submitted in accordance with (2) above.
6. Where an application is cancelled after the issue of the rate notices, under either Concession, a new rate notice will be issued with the concession amount being reinstated.

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