

Trim Container	FOL/17/1003
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1. PREAMBLE

The conservation of historic buildings can often be expensive due to the specialised workmanship required and the difficulty of sourcing original materials. The Holdfast Bay community as a whole gains substantially by having the city's historic built form preserved, and as such a contribution towards the cost of conserving such assets has been established.

1.1 Background

The City of Holdfast Bay (Council) has adopted the formal listing of Local Heritage Places into the Holdfast Bay Development Plan. Council recognises the importance of ensuring that these places are kept and maintained into the future. In view of this, Council offers a grant as an incentive to assist owners of Local Heritage Places to maintain and conserve their properties.

1.2 Purpose

This policy details the financial incentive available to owners of Local Heritage Places to encourage the protection and conservation of the built and natural heritage which forms an important part of the fabric of the City of Holdfast Bay.

1.3 Scope

This Policy applies only to properties listed as Local Heritage Places in the City of Holdfast Bay Development Plan, with the exception of government owned assets (Local, State and Commonwealth).

1.4 Definitions

A *Local Heritage Place* is a place that is designated as a place of local heritage value by a Development Plan (as described within the *Development Act 1993*).

1.5 Strategic Reference

Placemaking: Creating vibrant and safe places
 Placemaking: Building character and celebrating history
 Placemaking: Housing a diverse population
 Community: Fostering an engaged and contributing community
 Culture: Being financially accountable
 Culture: Supporting excellent, efficient operations

HERITAGE CONSERVATION INCENTIVES POLICY

2. PRINCIPLES

- 2.1 Council recognises that Local Heritage Places form an important part of the City of Holdfast Bay's built and natural environment and offers financial incentives to help preserve and maintain such heritage places.
- 2.2 A Local Heritage Fund Grants Scheme has been established to only assist owners of Local Heritage Places (excluding government assets) with conservation work. Subject to formal application in the form provided by Council, this grant is available for actual conservation work subject to the criteria listed in Principle 2.3.
- 2.3 The criteria for grant funding is as follows:
- Funding will only be considered for actual conservation work to building exterior only (it is not available for interior work)
 - Funding will not be considered for work already commenced
 - Value of conservation work must exceed \$1,000
 - The maximum amount of individual fund grants is 50% of the total cost of the work or \$2,000 (whichever is the lesser amount)
 - The total budget amount is \$25,000 per Financial Year
 - No work can commence until Council advises that the documentation is satisfactory
 - External features such as fencing generally will not be assisted, except where there is conservation work
 - Electrical or plumbing work unless it relates directly to improving the building's structural soundness or public appearance
 - Clear evidence that what is proposed is restoration or reinstatement of original feature(s)
- 2.4 Priorities for eligible funding should include:
- Funding is only available for items listed as Local Heritage Places in the Holdfast Bay Development Plan, with the exception of Local Heritage listed Council and Government owned buildings are not eligible for funding, which are not eligible for funding
 - State Heritage Places and Contributory Items are not eligible for funding
 - Applicants will be entitled to apply for grant funds once per financial year
- 2.5 Payment made subject to the following:
- Will only be made as a reimbursement of building owner(s) expenditure after full documentation including receipts is provided
 - Council will inspect the completed work components before making payment

3. REFERENCES

HERITAGE CONSERVATION INCENTIVES POLICY

3.1 Legislation

- *Development Act 1993*
- *Local Government Act 1999*

3.2 Other References

- City of Holdfast Bay Heritage Grant Program Application Form
- Holdfast Bay (City) Development Plan