



## Council Policy

# CP2.11 | Heritage Rate Concession

## Policy Objective

The City of Perth provides the Heritage Rates Concession, to assist owners conserve and maintain their heritage-protected places.

## Definitions

### *Fabric*

means the physical element or finish which is part of the heritage value of a heritage-protected 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.

### *Maintenance*

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

### *Heritage-Protected Place*

the term as defined under Schedule 2, Part 1, Clause 1A of the *Planning and Development (Local Planning Scheme) Regulations 2015*.

## Policy Scope

This policy applies to Elected Members and the Administration with:

- 1 Decisions regarding incentives to support the conservation of heritage-protected places;
- 2 Decisions on the application of rates concessions to eligible owners of heritage-protected places;
- 3 Working together with owners on the ongoing care and maintenance of heritage-protected places.

## Policy Statement

- 4 The City of Perth adopted Heritage Strategy (2020-24) aims to support and manage the conservation of heritage protected places.
- 5 The City of Perth recognises the important contribution that heritage makes to community, sustainability, cultural identity and the economy.



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- 6 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.
- 7 Together, the City of Perth and the property owners must ensure that the valuable assets of our heritage are respected and celebrated.
- 8 The City of Perth's program of heritage incentives is aimed at encouraging and assisting the landowners to retain, maintain, conserve and use Heritage- Protected Places.
- 9 Heritage Rate Concession is a key component of the City's Heritage Incentive Program and is focused on the maintenance of Heritage-Protected Places for the enjoyment of current and future generations.
- 10 **The Heritage Rate Concession will: -**
  - 10.1 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 payable as set in the budget for that category.
  - 10.2 Expire on 30 June 2022, subject to compliance with this policy and subject to review at any time by the City.
  - 10.3 Be reduced by an amount equivalent to any other rate concessions for which the owner of the property is eligible (seniors and pensioners).
  - 10.4 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.
  - 10.5 With respect to group rated properties (not individually rated), the Heritage Rates Concession will only apply to general rates for the heritage place or places within the group.

## 11 Eligibility Criteria

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

- 11.1 The applicant is the registered ratepayer of the Heritage-Protected Place.
- 11.2 The applicant submits the following:
  - 11.2.1 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.



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- 11.2.2 A signed City of Perth Property Maintenance Agreement.
- 11.2.3 A current full building insurance certificate.
- 11.2.4 A pest inspection report dated no later than a year from the application date.
- 11.2.5 If applicable, (see 12.3 below), the submission of a Financial Justification Statement that adequately demonstrates to the satisfaction of Council that:
  - a) with respect to non-strata properties, that the cost associated with maintaining heritage fabric is unduly high: or,
  - b) with respect to strata complexes, that strata fees are unduly high due to the cost of maintaining heritage fabric.

## 12 Ineligibility Criteria

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

- 12.1 The owner is bound by a Heritage Agreement where a development based incentive has been granted by the Council, that commits the owner to the ongoing care and maintenance of the property.
- 12.2 There is an overdue rate debt to the City on the property.
- 12.3 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 11.2.5 above).

## 13 The City of Perth will cancel the Heritage Rate Concession in any of the following instances:

- 13.1 The approved application becomes ineligible in accordance with (12) above.
- 13.2 A debt to the Council on the property is overdue for payment.
- 13.3 Voluntary withdrawal by applicant.
- 13.4 The property is not being maintained as per the *City of Perth Property Maintenance Agreement*.
- 13.5 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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- 14 Where applications are cancelled, new applications can be submitted in accordance with (11) above.
- 15 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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## Document Control

### Other relevant/related documents

Legislation:	Section 2.7(2)(b) of the <i>Local Government Act 1995</i>
City Policies:	Heritage Policy 4.1
City Procedures and Processes:	

### Document responsibilities

<b>Custodian:</b>	Alliance Manager Activation & Cultural Experience	<b>Custodian Unit:</b>	Activation & Cultural Experience	<b>Decision Maker:</b>	Council
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### Review management

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### Document management

Version	Decision reference	Synopsis of changes
1.0	Adopted 26/06/12	(mn 287/12)
2.0	Reviewed and amended 14/02/17 OCM	Minute Item number 13.14
3.0	Amended 01/08/17 OCM	Minute item number 13.5
4.0	Amended 29/05/18 OCM	Minute Item 13.2 – Reversion to as at 14/02/17
5.0	Amended 25/05/21	Minute Item 16.4