



14 Athelstan Road

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20/10/2015



TOWN OF COTTESLOE

18 NOV 2014

RECEIVED

The Mayor of Cottesloe Jo Dawkins;
Cr Katrina Downes – Central Ward

Chair of Council of Owners
12 / 14 Athelstan Road,
Cottesloe
Ph 93840046
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Subject: Heritage Rate Concession

The owners of the historic Flour Mill Apartments, Athelstan Road Cottesloe, request the Council to acknowledge the economic and social value of the heritage listed Flour Mill Apartments, to the City of Cottesloe.

The Statement of Significance from the State Heritage Office of the Flour Mill Apartments refers to its cultural heritage values as follows:

- *the group of buildings is a fine example of early 20th century industrial architecture;*
- *the method of construction, namely the exterior brickwork, is an invaluable example of the utilitarian means of building of this period, and of this building type;*
- *the outward appearance has an aesthetic order based on the simple quality of its detailing and the juxtaposition of its elements;*
- *the buildings have been a landmark of the Cottesloe landscape since 1904; the complex has associations with the economic development of the state; and,*
- *the mill had associations with local people, both famous and ordinary, during its 87 years of working life.*

However, in the face of these benefits, heritage buildings of an age such as the Flour Mill Apartments are typically constructed with lime-based mortar and lower temperature-fired bricks, which inherently require greater maintenance and expenditure exacerbated by the coastal salt air. This submission respectfully seeks that the Council assist the owners of this valuable heritage asset to continue their active use and facilitate their maintenance in a way that is compatible with their heritage values.

We are aware that the City of Perth, and the City of Swan already provide such assistance to their residential heritage buildings by way of rate concessions. The Policy of the City of Perth is attached for your reference. That Policy provides concessions of up to 50% of the **general residential rate levied**.

The owners of the Flour Mill Apartments ask that a similar policy be adopted by the Cottesloe Council to provide an annual concession on the general residential rates to encourage and support owners to maintain these buildings, in recognition of the higher maintenance of these buildings and the broader economic and social value externality they provide to the community.

For your sincere consideration

Dr Paul R Schapper
Chair of the Council of Owners
On behalf of the owners of the Flour Mill Apartments
Athelstan Road Cottesloe.

2th October 2014

Attch.

POLICY NO: 9.2

HERITAGE RATE CONCESSION

ORIGIN/AUTHORITY

Council meeting - 26/06/2012 (288/12)

FILE NO.

P1028425

OBJECTIVES

The objectives of this policy are to:

1. Assist the owners of heritage places to continue the active use of those places and facilitate their maintenance in a way that is compatible with their heritage values.
2. Acknowledge the economic and social value of cultural heritage to the City of Perth.

ENABLING LEGISLATION

The Head of Power for Heritage Rate Concession is Section 6.47 of the *Local Government Act 1995*.

POLICY STATEMENT

1 Policy

- 1.1 The City of Perth recognises the importance of maintaining and providing ongoing care to heritage listed places to ensure their long term conservation.
- 1.2 The City may provide an annual concession on general rates to encourage and support owners to maintain their building.
- 1.3 The concession will be equivalent to 10% of the general rates for the property, to a maximum of \$20,000 per annum with the minimum concession being equal to the minimum rate payment.
- 1.4 The concession will apply for five years or until 30 June 2017, whichever happens first, and subject to review, unless negotiated as part of a package of heritage incentives with the City.
- 1.5 The value of the concession will be reduced by an amount equivalent to any other rate concessions for which the owner of the property is eligible (seniors, pensioners and inner city rate concessions).

POLICY NO: 9.2

- 1.6 This policy does not retrospectively apply to recipients of Heritage Rate Concession where that concession was approved prior to 26 June 2012.

2 Eligibility

To be eligible for the Heritage Rate Concession:-

- 2.1 The property must be rateable and the applicant a registered ratepayer.
- 2.2 The property must be located within the City of Perth boundaries and listed as a Heritage Place in the City of Perth City Planning Scheme or in the Metropolitan Redevelopment Authority heritage inventory.
- 2.3 Applicants must provide evidence of full value building insurance for each year that they are eligible to claim the Heritage Rate Concession.
- 2.4 Applicants must provide evidence of a current pest control contract for each year that they are eligible to claim the Heritage Rate Concession.
- 2.5 To receive a Heritage Rate Concession, eligible applications must be received by no later than 60 days from the issue date of the current rate notice. Applications received after this period will not be eligible for a heritage Rate Concession for the current financial year.

3 Ineligibility

The Heritage Rate Concession will not be provided if:-

- 3.1 The owner is bound by a Heritage Agreement where an incentive or bonus has been granted by the Council and/or where the Agreement commits the owner to ongoing care and maintenance of the heritage building.
- 3.2 There is an outstanding rate debt to the City on the property.

4 Specific Provision for Strata Complexes

For strata units in complexes where original heritage floor space comprises less than 50% of the total development's floor space the Council may approve a concession if it considers that strata fees are unduly high because of the cost of maintaining heritage fabric.

5 Condition of Funding

- 5.1 The applicant must sign and adhere to an agreement to maintain their property to a standard defined by the City, prior to the granting of a Heritage Rate Concession.

POLICY NO: 9.2

6 Cancellation of the Heritage Rate Concession

- 6.1 This concession will cease if a debt to the Council on the property is overdue for payment.
- 6.2 The agreement may be nullified by the ratepayer through voluntary withdrawal.
- 6.3 The City may cancel the concession if it determines that the property is not being suitably maintained.
- 6.4 The City may cancel the concession if it determines that the property is not covered for full value building insurance.
- 6.5 The City may cancel the concession if it determines there is not a current pest control contract in place for the property.

7 Supporting Documentation

The following documents must be submitted on application for Heritage Rate Concession:-

- 7.1 A completed application form.
- 7.2 Evidence of a current pest control contract.
- 7.3 Evidence of current full value insurance cover.
- 7.4 A signed maintenance agreement as provided by the City.

8 Extension and Review

- 8.1 The Heritage Rate Concession program will be continued until the end of 2016/17 financial year.
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City of Swan - Residential Heritage Concession Information

Objectives of the Concession

- To assist the owners of residential heritage places to continue the active use of those places and facilitate their maintenance in a way that is compatible with their heritage values
- Acknowledge the economic and social value of residential heritage properties to the City of Swan
- The City may provide an annual concession on the general residential rates to encourage and support owners to maintain their building. Please note no concession will be applied to the annual emergency services levy, drainage levy or any other service charge for the property
- The concession will be 50% of the **general residential rate levied**
- The value of the concession will be reduced by an amount equivalent to any other rate concessions for which the owner of the property is eligible (seniors, pensioners and any other concession)
- The concession will need to be applied for on an annual basis

Eligibility

- The property must be rated residential and the applicant must be a registered ratepayer
- The property must be within the City of Swan boundary and be listed on the [City of Swan's Heritage List](#)
- Applicants must provide evidence of full value of building insurance for each year an application is submitted
- Applicants must provide evidence of a current pest control certificate for each year an application is submitted
- Applicant must sign a [Statutory Declaration](#)
- To receive the residential rate concession, eligible applications must be received by no later than 60 days from the issue date of the current Annual Rate Notice. Applications received after this date will not be eligible for a residential heritage rate concession for the current financial year
- The Residential Heritage Concession is subject to Annual Council Budget approval
- A completed [application form](#) and the necessary accompanying documentation should be forwarded to the City of Swan clearly titled 'Application for Residential Heritage Rate Concession' either by email to rates@swan.wa.gov.au or post to 'Attention Rates Department, PO Box 196 Midland WA 6936.'

Ineligibility

The Heritage Rate Concession will not be provided if;

- The owner is bound by the Heritage Agreement where the agreement commits the owner to ongoing care and maintenance of the heritage building and this is not adhered to
- Incorrect documentation is supplied
- There is an outstanding rate debt to the City on the property
- The City of Swan decides to cancel the Residential Heritage Rate Concession

Cancellation of the Heritage Rate Concession

- The concession will cease if a debt to the Council on the property is overdue for payment
- The agreement is nullified by the ratepayer through voluntary withdrawal
- The City may cancel the concession if it determines that the property is not being suitably maintained
- The City may cancel the concession if it determines that the property is not covered for full value building insurance
- The City can at any time cancel the Heritage Rate Concession
- The property is no longer on the City of Swan Heritage list register

Last updated: 15/10/2015