



LOCAL HERITAGE INCENTIVES GRANT SCHEME

Background

The City of Victor Harbor has a unique character which is highly valued by many residents and visitors to the area. The area has been a popular seaside holiday destination for around 130 years. The many surviving historic buildings in the region make a substantial contribution to its character and to the appeal of the area for tourists and holidaymakers who contribute to the region's economy.

The Council is committed to conserving heritage places in Victor Harbor. A Development Plan Amendment (DPA) completed in 2002 resulted in some 95 places currently being included as 'Local Heritage Places' in Council's Development Plan.

To demonstrate this commitment, and assist owners in conserving and maintaining Local Heritage places, Council has created a *Local Heritage Incentives Grant Scheme*.

The Scheme

The *Local Heritage Incentives Grant Scheme* is a monetary fund set aside by Council to provide subsidies for owners for work associated with the conservation of their *Local Heritage places*.

Eligibility

In order to be eligible for assistance from the scheme, the following criteria must be satisfied:

- The building/item must be listed as a *local heritage place* in Council's Development Plan,
- All owners or lessees are eligible except for Government Departments or agencies;

To be eligible, work must be conservation work by nature. Conservation means all the processes of looking after a place so as to retain its cultural significance. Eligible conservation work is likely to include maintenance, preservation and restoration or reconstruction of building fabric. Typical processes include damp proofing of masonry, masonry repairs, repainting, paint stripping of masonry, painting of timberwork, re-roofing including gutters and downpipes, reconstruction of elements such as verandahs and balconies or window shades, replacement of non-original doors and windows with reconstructions based on documentary and

physical evidence. Often such work will require the use of traditional techniques and materials. In some circumstances it may be appropriate to fund documentation by conservation specialists to achieve appropriate outcomes.

The scheme will not cover such things as:

- The purchase of a building or site.
- A new addition to a heritage building (including new internal fittings such as kitchens and bathrooms).
- The relocation of a heritage building.
- Properties that have previously been subsidised in the same financial year (subject to demand on the fund).
- Commercial property cyclical standard maintenance.
- Internal works – unless there is a clear link with conservation works that relate to historic fabric, structural remediation involving historic fabric or conservation of historic details that relates to the heritage value of the place.

The subsidy is only subject to GST if the applicant is registered for the GST.

Application Process

To Apply, Owners need to submit an application comprising:

- Completed application form.
- Detailed description of the work to be undertaken.
- Quotes, photos, plans and specifications of the work.
- Copy of the Development Approval (if relevant) and any associated conditions issued by Council.

An Application for funding can be made at any time of the year however, the fund has a maximum limit each financial year and the availability of funds will be a key factor in deciding applications.

Procedure

Once an Application is received and lodged by Council staff, a copy of the application is forwarded to Council's Heritage Adviser. The Heritage Adviser then contacts the Owner and visits the subject place.

The Heritage Adviser reports to Council's Environment & Infrastructure Advisory Committee regarding the appropriateness of the proposed work in terms of heritage conservation.

Council's Environment & Infrastructure Advisory Committee consider the application, taking into account the Heritage Advisor's report and decides whether or not to support the application. The Environment & Infrastructure Advisory Committee generally meets every month.

Council's Environment & Infrastructure Advisory Committee, on behalf of the Council, advises the owner in writing whether or not the application was successful.

If successful, the owner implements the work and advises Council when the work is complete and paid for. To apply for payment of the grant, the owner needs to advise Council that the work is complete and submit:

- Evidence of payment for all work subject to the grant.
- Photos of the completed works (optional).

On completion, the Heritage Adviser views the work and advises Council if the outcome is satisfactory in terms of heritage considerations and in accordance with the application. The Heritage Adviser does not supervise or superintend the work. It is up to the owner to take this responsibility or to engage a suitably qualified consultant or representative to do so.

If the work has been completed in accordance with the terms of the application and its approval and the outcome is satisfactory in terms of heritage considerations, Council pays the grant to the owner.

All work must be completed within twelve months of notification of the grant being approved.

If possible, Council would also appreciate being contacted on completion of the works to positively promote the scheme via appropriate media channels.

Grant Amounts

Grant amounts will be considered at the rate of **50%** of the cost of the works, up to a maximum subsidy of **\$3,000.00**. The amount subsidised is also dependent on the availability of funds in each financial year.

GST Requirements

Grants paid to individuals or organisations registered for GST, are subject to GST. To ensure that you are not disadvantaged by the effects of the GST, the Council will increase your grant by the amount of GST, provided that a tax invoice is provided prior to receipt of grant funds.

Want to know more?

It is recommended that you seek professional advice or contact the City of Victor Harbor regarding any specific inquiries or further assistance concerning the use and development of land and buildings. Being properly prepared can save you time and money in the long run.

While care has been taken to ensure the accuracy of material contained in this publication, no responsibility will be accepted for any errors or omissions.

Further Information

For further information regarding Council's Local Heritage Incentives Grants Scheme, or to request an Application Form, contact the Council Offices.

City of Victor Harbor – Contact details

Cnr Bay Road and George Main Road

PO Box 11, Victor Harbor SA 5211

Telephone: (08) 8551 0570

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Other *Local Heritage* related Help Guides:

- 'Local Heritage Places'
- 'Heritage Advisory Service'
- 'Heritage Project Grant'