



## City of Gosnells Heritage Inventory facts

Under the Heritage Act of Western Australia 1990 each local government is required to have a Municipal Heritage Inventory. The City of Gosnells' Heritage Inventory was last reviewed in 2010, with a total of over 80 properties and trees being recognised for their heritage significance.

### ***There are many advantages to listing a property on the Heritage Inventory***

The significance of places on the Heritage Inventory have been determined in accordance with the Heritage of Western Australia Act 1990.

The standard criteria for the assessment of heritage places in WA include:

#### Nature of Significance

- Aesthetic Value
- Historic Value
- Scientific Value
- Social Value

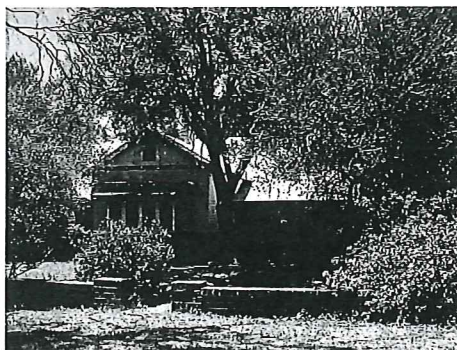
#### Degree of Significance

- Rarity
- Representativeness

When some owners first hear their property has been placed on the Heritage Inventory, they become worried. This is unnecessary, as there are many advantages that can outweigh the perceived negatives.

The City of Gosnells has numerous benefits and incentives for owners of heritage properties (see our brochure "Benefits of owning heritage property" for more information).

Some owners are concerned that having their property heritage listed will make it harder to sell. In fact, research shows that well maintained heritage properties have a high value and real estate agents advise that heritage properties are

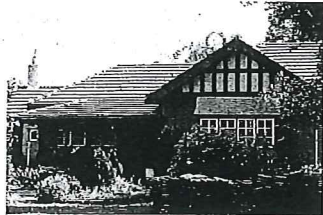


**Skinner's House has aesthetic and historic significance and was built in the 1920s.**

among the easiest to sell and often fetch the highest prices.

Heritage properties are often considered beautiful or "different". This is important when people are looking for a particular environment within which to live and work. It explains why certain suburbs, towns and rural properties are particularly sought after.

There is no legal restriction on the sale or leasing of properties because of heritage listing.

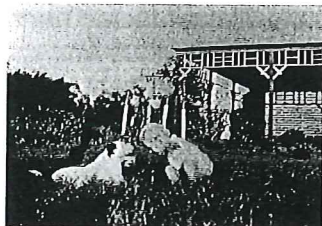


**Cowen House**

Listing does not mean changes, additions or subdivision can not occur. Houses may need to have bathrooms or kitchens renovated and commercial buildings may need to meet universal access guidelines. Listing just means that the works must be undertaken in a sympathetic way, to ensure the significance of the heritage property is minimally affected.

Owners are not required to undertake any additional maintenance or restoration work, however, ensuring ongoing maintenance is carried out may prevent major (and expensive) repairs are avoided in the future.

The City of Gosnells Condition Rewards Scheme provides funds to encourage owners to maintain their heritage properties (see our brochure "Benefits of



**Wilkinson Homestead**

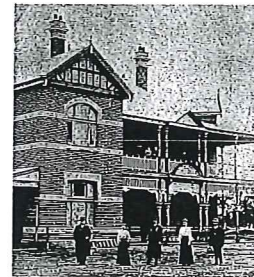
owning heritage property" for more information).

Insuring a heritage property is no different to insuring any other property; cover based on value is usually sufficient.

Heritage listed properties usually have a recorded history. A place's social history is a source of pride for many people. This status can be very useful for commercial owners when advertising. Owners can contact the Local History Librarian (9391 6010) to check if there is information about their property within the Local Studies Collection.

Some owners decide to open their heritage properties to the public (usually involving an entry fee) however, as with all private property, heritage listing doesn't mean the general public can visit the property without the permission of the owner.

For owners who wish to develop their heritage listed property, flexibility clauses in local town planning schemes enable owners of heritage places to request council to agree to land use changes, plot ratio changes and car parking bonuses unavailable to other owners.



**Gosnells Hotel**

Listing also gives owners access to free heritage advice provided by the City of Gosnells and Heritage Council of WA.

The next review of the Heritage Inventory will commence in 2014. If you wish to nominate a place for consideration, forms are available on the City's website or by calling the City's Heritage Coordinator on 9391 6011.

**For information about other significant Heritage buildings in the City of Gosnells please contact the Heritage Coordinator on 9391 6011.**