



LOCAL GOVERNMENT MUNICIPAL INVENTORIES

WHAT IT IS AND WHAT IT MEANS TO BE LISTED

What is a Municipal Inventory?

A Municipal Inventory is a list of places and structures which, in the opinion of the local government, are, or may become, of cultural heritage significance. Local governments are required under section 45 of the *Heritage of Western Australia Act 1990* to prepare a Municipal Inventory to recognise the heritage importance of places to the local community.

Local government heritage inventories can assist local governments to:

- Provide a cultural and historic record of the local district
- Determine local government conservation policies.
- Provide information about local heritage that may be required under a town planning scheme for that district.

What does entry of a place in a Municipal Inventory mean?

Municipal Inventories provide recognition of a place's importance to the local community. There are no statutory implications other than a requirement for a copy of the list to be sent to the Heritage Council for its recording.

Do Municipal Inventories offer legal protection?

Places entered in a Municipal Inventory do not have legal protection, unless they are listed in a separate *Heritage List* which is linked to the local Town Planning Scheme, or are already entered in the *State Register of Heritage Places*. *Heritage Lists* must be compiled with regard to the local government's Municipal Inventory, but do not necessarily include all places in a Municipal Inventory.

When are Municipal Inventories reviewed?

Municipal Inventories are required under the Heritage Act to be reviewed every four years, although some local governments may find it useful to conduct reviews on a slightly different cycle. For example, reviews may be conducted to coincide with a Town Planning Scheme review or to address perceived shortcomings in the previously compiled list.

What consultation is undertaken when compiling Municipal Inventories?

Municipal Inventories are normally compiled with extensive community consultation, with the goal being to achieve community consensus on the final list of places. Heritage Council guidelines state that every effort must be made to locate and notify owners about any proposals to enter their property in a Municipal Inventory. This includes advertising the intention to list a place, and allowing for public submissions.

The final decision to enter a place into a Municipal Inventory is made by the local government, based on the significance of the place.

Can a place be nominated for a Municipal Inventory?

Yes. Community involvement is an important part of the Municipal Inventory process.

How do I know if my property is listed in a Municipal Inventory or other lists?

Your local government will keep a copy of the list for public access. You can also search the Heritage Council's *Places Database* on the website at www.heritage.wa.gov.au. This provides information on places listed in the State Register of Heritage Places, Municipal Inventories, National Trust's List of Classified Places or the Commonwealth's Register of the National Estate.

Does inclusion on the Municipal Inventory affect ownership?

No. The place remains the sole property of the owner

Does the public have right of access?

No. Normal access arrangements will remain in place. That is, any person accessing the property without the owner's consent will be a trespasser.

Is maintenance required?

There is no legal obligation to maintain a listed property in any way other than under existing regulations

Can i still make changes to my property?

Local government approval is required for all work involving significant changes to any building, whether it is listed.

There is no requirement for development proposals to be referred to the Heritage Council unless it is listed in the State Register of Heritage Places. However in some cases, your local government may ask for the Heritage Council's advice on a development proposal, but the local government remains the decision making authority.

Is demolition prohibited?

Demolition is not prohibited for a place listed in a Municipal Inventory, however, if a place is included in a Town Planning Scheme special considerations may apply. Contact your local government for more information.

Will I have difficulty in insuring my property

Property owners, regardless of heritage status, will experience difficulty insuring places that are not properly maintained, present a fire risk or the like. Normal insurance cover should be sufficient as the following principles would generally apply:

- In the case of virtually complete destruction, reconstruction of the building would neither be required or necessarily favoured.
- In the case of major structural damage, replacement in compatible materials would be preferable to attempting to replicate old elements.
- In the case of non-structural damage, replacement with modern materials to period designs would be preferred, if feasible and economical.

What advice or assistance is available?

If you have any queries about the Municipal Inventory process contact your local government. Information is also available on the Heritage Council's website, www.heritage.wa.gov.au