



HERITAGE COUNCIL  
STATE HERITAGE OFFICE



# BUYING AND SELLING

HERITAGE LISTED  
RESIDENTIAL PROPERTIES



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## HERITAGE LISTED RESIDENTIAL PROPERTIES

Buyers choose properties for any number of reasons: location, price, charm, character.

For some, owning a place that has played a role in the history of Western Australia has a special appeal. It is not just about the charm or architectural style, it's the ambience created by the layers of history attached to the place. Heritage can't be recreated and it is this point of difference that can be a major selling point for a property.

Many prospective buyers are prepared to pay a premium for a well cared for heritage property. Others relish the challenge of restoring and adapting a heritage building into a contemporary family home.



Heritage listing means that the heritage of a place has been identified as being of special importance to the local community or the State.

There are three main heritage listing types in WA that are established through legislation: Municipal (Local Government) Inventories, Local Government Heritage Lists and the State Register of Heritage Places. Regardless of listing type, the property values of heritage listed homes tend to perform just as well as non-heritage listed places, and often better - particularly in areas with a high concentration of listed or character homes. Like any property, the value of a heritage listed home will be affected by a range of factors including size, location, quality and how well it has been maintained.

**ABOVE LEFT:** The Residency, Bunbury (1896).  
Photographer: Leigh Barrett

**BELOW:** Seven Terrace Houses, Fremantle (1886) Photographer: Geoff Bickford, Dessein





**ABOVE:** A new passive solar addition complements this simple 1890s worker's cottage in the Brookman and Moir Streets Precinct, Perth.  
Photographer: Geoff Bickford, Dessein

## Sensitive development that respects the heritage of the property provides the greatest return on your investment.

### Development and contemporary living

Heritage listed places can be adapted to suit contemporary living and this is often the best way of assuring their future.

Many heritage homes have been revitalised with contemporary additions or successfully adapted into restaurants or offices. Similarly, warehouses and other industrial buildings, schools and police stations have been transformed into residences, offices, retail and hospitality spaces.

To ensure that the heritage value of your property is respected, any changes will need to be referred to your local government for approval. This is normally done through a building or development application. If the place is State Registered, the local government will refer it to the State Heritage Office for advice.

Depending on the heritage significance of a place, properties may be subdivided. Some commercial developments may also be eligible for local government incentives.

General maintenance and minor works do not generally need to be referred. Check with your local government or the State Heritage Office to see if you need approval before you start.

If you are considering buying a heritage listed property, you can contact your local government or the State Heritage Office to discuss the types of works that would be supported. The State Heritage Office also has a range of publications and information showing how heritage properties have been adapted for contemporary living.

### Your home

Heritage listing carries no obligation to hold an 'open house' and the general public cannot enter your property without your permission. Listing does not restrict your right to sell or lease your property.

### Insurance

Generally, you are able to insure any place that is in sound condition and occupied. However some insurance companies have a policy of not insuring heritage listed buildings. Talk to your insurance company or consult an insurance broker for more information. Normal insurance cover is usually sufficient for heritage listed properties but, like any property owner, you should obtain adequate coverage to replace materials on a like-for-like basis.

### Financial assistance

A range of grants and incentives are available to assist owners with the conservation of their properties, including the Heritage Council's Heritage Grants Program. Check with your local government or contact the State Heritage Office for more information.

**BELOW:** The former Mackays Aerated Waters Factory, Perth (1928) has been revitalised into Square One Apartments.  
Photographer: Johnathan Trask





**ABOVE:** A contemporary addition nicely contrasts with this 1897 East Fremantle residence, Penshurst. Images supplied by Tim Brien.

## Heritage lists

**For more information on heritage lists or to see if a place is listed, visit inHerit, our heritage places database at [stateheritage.wa.gov.au](http://stateheritage.wa.gov.au).**

Below is a summary of the main heritage lists:

- The State Register of Heritage Places. A statutory list of places that represent the story of WA's history and development. Any changes proposed for State Registered places must be referred to the State Heritage Office for advice.
- Municipal (Local Government) Inventory (MI). A list of places of local heritage significance compiled by a local government and used as a basis for local conservation strategies. Your local government can let you know if there are any special policies or guidelines that may apply to development.
- Local Government Heritage List. Often a subset of a MI, it is linked to a local government's town planning scheme and there are controls to respect the heritage values of a place or precinct
- National Trust classification. The National Trust of Australia (WA) maintains a list of 'classified places', which has no legal obligations.

## FIND OUT MORE

The State Heritage Office has a range of information that may be of assistance including our Heritage in Action case studies and Guide to Developing Heritage Places. Check out our website [stateheritage.wa.gov.au](http://stateheritage.wa.gov.au) or call our office to talk to our Development and Incentives team.

The State Heritage Office is a State Government department that supports the Heritage Council and the Minister for Heritage to recognise and celebrate our significant heritage places and works with owners to assure their long-term viability into the future through sensitive development and adaptation. The Office carries out the Heritage Council's day-to-day operations and is the contact point for enquiries. The nine-member Heritage Council is the State Government's statutory advisory body on heritage and was established under the *Heritage of Western Australia Act (1990)*.

**RIGHT:** Chisholm House, Dalkeith (1939).  
Photographer: David Treloar



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**COVER IMAGE:** Kulahea, Cottesloe (1922)  
Photographer: Gary Schwidden, Bluejay Media

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