



HERITAGE WORKS

BUILDING ON HERITAGE VALUE

HERITAGE WORKS REVITALISES VACANT AND UNDERUTILISED PUBLICLY-OWNED HERITAGE PLACES THROUGH CONSERVATION, ADAPTIVE REUSE AND TRANSITIONING PLACES TO NEW OWNERSHIP.

HERITAGE WORKS IS FINANCED THROUGH THE HERITAGE REVOLVING FUND INCLUDING PARTIAL PROCEEDS FROM THE SALE OR LEASE OF PROPERTIES.

HERITAGE WORKS – A SPECIALIST UNIT OF THE STATE HERITAGE OFFICE

Heritage Works revitalises vacant and underutilised publicly-owned heritage places through conservation, adaptive reuse and transitioning places to new ownership.



LEFT TO RIGHT: Coogee Hotel and Post Office, Coogee (1898, 1920s)

We aim to secure the best possible financial returns through the sale or lease of heritage places, as well as the best possible long-term adaptive reuse outcomes. We achieve this in collaboration with State Government agencies and local governments.

We have a dual heritage conservation and commercial focus.

Adapting heritage buildings requires specialised skills and a singular business focus to deal with the sometimes complex issues associated with their development.

The capital for Heritage Works projects is drawn from the Heritage Revolving Fund, a long-term secure fund to manage the proceeds of heritage asset sales and/or leases. The State Government has allocated initial funding of \$4million over two years to the fund, with the ultimate aim of it becoming financially self-sufficient.

Heritage Works objectives:

- Develop viable options for adapting disused heritage properties
- Maximise financial returns for properties being disposed of by State Government agencies and local governments
- Promote and attract private investment in heritage projects
- Ensure heritage places have a viable productive use so that they are conserved and well-maintained into the future
- Revitalise disused properties so they contribute to the social and economic well-being of our communities.

The Heritage Council and the State Heritage Office have worked with owners and agencies over the past 20 years in reviewing and advising on adaptive reuse of heritage buildings.

BUILDING ON HERITAGE VALUE

Optimising the market value of a heritage property requires judgement, market intelligence, good understanding of the building and its conservation values, and an awareness of the challenges and the potential for adaptive reuse.

The Heritage Council and the State Heritage Office have worked with owners and agencies over the past 20 years in reviewing and advising on adaptive reuse of heritage buildings.

This collaborative approach has contributed to heritage buildings being successfully adapted into accommodation, bars, restaurants, art galleries, retail outlets, commercial premises and other contemporary uses.

Heritage Works services:

- Feasibility analysis
- Conservation planning and specification
- Conservation works
- Financial support where required
- Project management
- Government Heritage Property Disposal Process support
- Marketing and sales support.

Financing disposal projects

Heritage Works can underwrite the cost of a disposal project, including feasibility analysis, conservation planning, pre-sale conservation, repair or decontamination works where required, marketing and real estate services. The costs are recouped from the proceeds of sale.

Working within the State Government asset disposal framework

Heritage Works operates within the existing framework of the Property Asset Clearing House; the Asset Disposal Policy; and the *Land Administration Act*.

The State Heritage Office liaises closely with the Department of Lands in identifying surplus property.

In some cases, Cabinet approval will be required for project finance or the arrangements for distribution of sale proceeds. Heritage Works will undertake this task.



TOP: Warders' Cottages circa 1981, photographer F.A. Sharr

BOTTOM: Warders' Cottages today.

WARDERS' COTTAGES (1851-1858), FREMANTLE

Fremantle's Warders' Cottages present a unique challenge to adapt these convict-built terraces for contemporary uses.

The State heritage-listed cottages were built more than 150 years ago to house prison warders employed at the Convict Establishment, now known as the World Heritage-listed Fremantle Prison.

Located in Henderson Street next to the Fremantle Markets, the cottages are a highly visible and important part of Fremantle's CBD.

The three sets of terrace housing, occupying 3,544 square metres, continued to be used by warders up until the Prison's closure in 1991. The cottages were then purchased by the Department of Housing for public housing. In 2011, the Department of Housing determined that the cottages were no longer suitable for its tenants.

Conserving and adapting these vacant cottages so they once again contribute to the vibrancy of the Fremantle CBD is a priority project for Heritage Works.

The State Government has allocated \$4million over two years for the Heritage Revolving Fund, of which \$2million will be dedicated to the revitalising of the Warders' Cottages.

WHO WE ARE

HERITAGE COUNCIL

The Heritage Council is the State Government's statutory advisory body on heritage.

The nine-member Heritage Council was established under the *Heritage of Western Australia Act 1990*.

STATE HERITAGE OFFICE

The State Heritage Office is a branch of State Government that supports the Heritage Council and the Minister for Heritage to recognise and celebrate our significant heritage places and to assure their long-term viability into the future, through conservation, sensitive development and adaptation.

The Office carries out the Heritage Council's day-to-day operations, projects and service delivery, and is the contact point for enquiries and development referrals.

Working with Western Australians to recognise, conserve, adapt and celebrate our unique heritage.



ABOVE Warders' Cottages, Fremantle (1851-1858)

Disclaimer: This publication is produced and distributed by the State Heritage Office as an information guide only. The State of Western Australia, the State Heritage Office and Heritage Council does not represent that this publication is error-free, comprehensive or suitable for the reader's purpose and therefore disclaims all liability for any loss, damage or liability suffered by the reader directly or indirectly.

FRONT COVER: No 2. Substation, Murray Street Perth (1914), photographer Geoff Bickford, Dessen

Contact us

State Heritage Office
Bairds Building
491 Wellington Street Perth
PO Box 7479
Cloisters Square
PO WA 6850

Heritage Works: (08) 6552 4112
Main Reception: (08) 6552 4000
FREECALL (regional): 1800 524 000
F: (08) 6552 4001
E: info@stateheritage.wa.gov.au
W: www.stateheritage.wa.gov.au