

HERITAGE — WARDERS' COTTAGES

5952. Ms S.F. McGurk to the Minister for Heritage:

I refer to the Warders' Cottages, and I ask:

- (a) what is the timeframe for the completion of the restoration work;
- (b) what is the final budget for that work;
- (c) please outline the work that has been done and the funding that has been expended to date;
- (d) what is the expected timeframe for the sale of the cottages; and
- (e) what restrictions or caveats will apply to protect the cottages once they are sold?

Mr A.P. Jacob replied:

- (a) The Practical Completion Date on the current building contract is 21 November 2016.
- (b) The total value of the contracts including Building Management and Works overheads is \$2.9 million. The State Heritage Office has incurred additional property holding costs, professional services fees, and staff costs. Including all of those items, the total investment in the Warders Cottages at completion will be approximately \$3.3 million.

- (c) The main works to the 15 cottages include:

Restoration of 2,000 square metres of external limestone walls

New roof sheeting, gutters and downpipes

Restored awnings, doors and windows

Landscaping of cottage forecourts

Upgrading of electrical, telecom and water services

Additional works to block W3 include:

New two storey verandahs

Rear landscaping

Repair of the back verandahs

Fire separation

Internal fitout of Unit 17 including a new bathroom and kitchen fitout

Paving, landscaping and repair of the former 'communal laundry' in the No. 17 backyard.

Of the \$3.3 million project budget, \$2.9 million has been spent.

- (d) The Expressions of Interest process for the sale of the Warders Cottages commenced on 3 November 2016 and will remain open until 9 December 2016, after which the individual bids will be assessed by a panel.
- (e) The future of the Cottages will be safeguarded by a number of protective measures:

Entry in the State Heritage Register:

Under the provisions of the *Heritage of Western Australia Act 1990*, any proposed action that might, whether adversely or not, affect to a significant extent a registered place, either positively or negatively, must be referred by the decision-making authority to the Heritage Council for advice. The decision-making authority must determine the proposed action consistent with the Heritage Council's advice unless the decision-maker determines there is no feasible and prudent alternative other than to take that action having used its best endeavours to ensure all measures that can reasonably be taken so as to minimise any adverse effect.

Inclusion in the National Heritage List:

Under the provisions of the *Environment Protection and Biodiversity Conservation Act 1999*, an owner must refer any action that the owner considers is likely to significantly affect the national heritage values of the place to the Commonwealth Minister for the Environment for assessment.

Heritage Agreements under the *Heritage of Western Australia Act 1990*, will be signed by all the purchasers that will legally bind them and all future owners to the care and maintenance of the Cottages to appropriate heritage standards.

For Cottages that may be sold for residential occupation, all the owners and the Strata Company will be bound by By-laws that specifically address heritage requirements.