

## Assessing the economics of heritage listing

The City of Perth recognises that:

- repairs to heritage places can require specialist skills or materials that are essential to maintaining their significant character and may cost more than alternative solutions. Such expenditure is considered necessary, but owners should be able to give details of the additional costs due to heritage work.
- maintaining aspects of a building that are seen to have public benefit may require a level of presentation over and above a functional level.
- some redevelopments or upgrades may be restricted by a heritage listing.

However, property owners should recognise that:

- all buildings require maintenance, independent of heritage values.
- good property management should, as standard, include a schedule of repair and preventative works, such as maintaining weatherproofing and paintwork.
- heritage listing does not prevent all forms of development on a site, it shapes the way in which development can take place.
- the City's research demonstrates that the economic return for renovation or sympathetic development of a heritage listed building is often greater than that of a newer site.

In demonstrating economic disadvantage, the following specific cases should be noted;

- Work carried out under a heritage agreement that has been enacted to enable the transfer of development rights or to gain some other incentive should not be considered to be an economic disadvantage.
- A property owner who has bought a building with a listing in place may be deemed to have had sufficient opportunity to consider the economic advantage of such a purchase and therefore will be less likely to demonstrate that the listing has affected them adversely.
- Historic buildings that have had significant levels of redevelopment should not be assumed to be more expensive to maintain than newer buildings.