

### Aim of Fund

To encourage and assist the owners of commercial properties within the Northam CBD area to maintain and enhance commercial properties to ensure that the Northam Town Centre is a vibrant and thriving activity centre.

The Business Redevelopment Fund aims to provide funding support to owners in their endeavours to maintain commercial properties so that they are attractive and suitable for modern needs within the Northam Town Centre.

### Funding Available

Property owners or grant applicants are expected to contribute financially to the cost of the project for which they are applying on a dollar for dollar basis. Accordingly, each application can seek funding of up to 50% of the total cost of the project, with the maximum grant per application being \$20,000.

### Properties Eligible for Assistance

All owners with property zoned Commercial as identified within Local Planning Scheme No. 6 are eligible to apply for funds.

Public owned properties are not eligible for funding.

*Please note: A property may only receive one grant per financial year. Council reserves the right to grant a lesser amount than that which was applied for.*

### Eligible Projects

Eligible projects must demonstrate a vision for the sustainable long-term use of the property and may include:

- External works such as re-roofing, masonry repairs and/or new guttering;
- Façade improvements such as painting, reinstatement of verandahs or other decorative features, new prominent fencing or development of alfresco dining areas all in appropriate style;
- Internal works associated with an approved change of use application such as upgrading access and facilities.

### Non-Eligible Projects

The following work is not eligible for funding:

- Works that require planning or building approval that have not been granted a permit at the time of grant application;
- New additions or extensions (unless they are a reconstruction of an original element) or are in conjunction with upgrading access or facilities;
- Works that have already been completed or started prior to application for a grant;
- Labour by the owner or applicant of the project.

### How to Apply

- Complete and return the Shire of Northam Business Redevelopment Fund Application Form.
- Include proof of \$10 million public liability insurance (usually part of your home and contents insurance).
- Include copies of at least two quotes for the project to provide an indication of the value of the works proposed.
- Provide plans, diagrams or a written description of the proposed works.
- Include photographs of the part of the building covered by the application.
- Submit evidence of any required approvals and/or licences.

### Assessment of Applications

Each application for funding will be evaluated, with priority given to projects that:

- Enhance Commercial properties within the Northam Town Centre.
- Facilitate urgent works on a heritage listed commercial building that will prevent the loss of significant fabric or other features (e.g. structure stabilisation, prevention of water ingress, roof repairs, gutters).
- Reconstruct original detail (e.g. removing paint from originally unpainted surfaces, reinstating an original verandah).
- Involve works to the main significant building, rather than works to ancillary structures except where the works will result in the upgrading of access or facilities.
- Enhance the appearance of the property from the street.
- Properties that have not previously received funding.
- Coordinated projects by adjoining owners that will result in shared facilities.
- As part of the evaluation, a site inspection of all properties will be undertaken.

### Timing and Funding of Projects

- A total of \$50,000 has been allocated to the Business Redevelopment Fund for the 2019/20 financial year. Applications will be received by Council at any time.
- Monies granted are paid on the completion of works.
- Please note that funding is not provided upfront.

### Funding Conditions

Funding may be revoked at any time due to unsatisfactory work, failure to meet the May deadline, misleading or false disclosure of information, non-disclosure, or misuse of funds by the recipient.

It is a condition of funding that the owner agrees:

- To use the funding only to carry out the works listed in the approved project
- To obtain all necessary approvals or permits prior to carrying out the works
- To allow Council to use video, photographs or details of the works in its heritage promotional material.

### Where do I find more information?

Should you have any queries regarding the fund, please contact Mr Chadd Hunt, Executive Manager Development Services on (08) 9622 6100 or by email at [records@northam.wa.gov.au](mailto:records@northam.wa.gov.au).