

# VOLUNTARY HOUSE RAISING SCHEME

## Frequently asked questions

### **How do I access the funding?**

You should lodge an expression of interest with Council. This should be done using the Voluntary House Raising Expressions of Interest form available from Council's Administration office or Council's website [www.mpsh.nsw.gov.au](http://www.mpsh.nsw.gov.au), together with quote from your chosen contractor (as per Council's procurement policy), Flood Height Survey prepared by a qualified surveyor and plans, including engineering drawings suitable for lodgement of Development Application for work.

Your access to the round of funding will depend on where your dwelling is located on the priority list, how many applications are received and how much funding the Office of Environment and Heritage grants Moree Plains Shire for that round.

### **How much funding can I get?**

Under Moree Plains Shire Council's House Raising Policy the subsidy towards the Voluntary House Raising works for each house is capped at \$120,000. Therefore, based on the ratio of 2:1 (the standard grant offered by the Office of Environment and Heritage), if the costs to raise your dwelling is \$130,000.00 the government contributes \$86,666 and your contribution is \$43,333.

As per the policy, grant payments can be claimed in three stages. Stage 1 - House raised, foundations and columns in place. Stage 2 - All steel work completed and façade completed. Stage 3 - all works required by the Development Application have been completed and signed off by Principal Certifying Authority.

### **Will I have to pay all the costs up front?**

This is between you and your contractor. Your contractor may only require a deposit and then claim through Council for the remainder at the different completed stages.

### **Who organises the quotes?**

It is the responsibility of the owner to arrange quotes as per Council's Procurement Policy, being three written quotes for the whole job or a statement that you have requested the quotes but have not been provided with them. If your chosen contractor is not the lowest quote a statement including reason is to be provided to Council.

### **As a home owner what do I have to do?**

Council is only a facilitator of the grant. It is the owner's responsibility to:

- obtain quotes for the work, as mentioned above;
- Once an agreement has been signed by Council and the owner, the owner is to engage the approved contractor.
- It is the owner's or their contractor's responsibility to gain Development Consent and Construction Certificate prior to work commencing.

### **What costs are eligible for funding?**

- Plan and document preparation, including surveying costs.
- Development application costs,
- Site preparation,
- Disconnection of services and provisions of temporary services,
- Preparation for and raising of the floor to at least the Flood Planning Level.
- Installation of supporting structure for the elevated floor,
- Reconnection of Services,
- Installation of front and back door steps or ramp and associated safety rails,
- Costs associated with inspections and approval by the Council.

### **What costs are not eligible for funding?**

- Additional features, improvements, renovations and substitutions of services requested by the homeowner such as landscaping and concrete floor to the understorey,
- Any relocation costs incurred during work,
- Remedial works to the house if the house needs to be brought up to a standard to allow it to be raised.
- Retrospective works.

### **How high do I have to raise my dwelling?**

The floor level of the dwelling is required to be at or above the Flood Planning Level as per State Government requirements. This level is set at the level of a flood with a 1% chance of occurring in any given year, plus a 500mm freeboard.

**What is the Flood Planning Level for my property?**

A Flood Height Survey prepared by an experienced and qualified surveyor will need to be obtained to ascertain this level.

Council can provide an indicative height from data collected as part of the Voluntary House Raising Study.