


POLICY	VOLUNTARY HOUSE RAISING SCHEME POLICY	
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## 1.0 INTRODUCTION

- 1.1 Flooding is an important issue that affects significant parts of the town of Moree within the Moree Plains Shire Local Government Area (LGA). There have been 12 significant flood events since 1921. The consequences of flooding can range from minor inconvenience through to major social, environmental and economic damage, with loss of life being the most serious of all possible consequences.
- 1.2 Flooding in the Local Government Area (LGA) is managed according to a floodplain risk management plan, developed by Council under the guidance of the NSW Government's Floodplain Development Manual (FDM) 2005, subsequent circulars and guidelines from the State Government and according to generally accepted best practice for flood management.
- 1.3 This policy provides the framework to define the objectives, eligibility criteria and implementation of the Voluntary House Raising Scheme.

## 2.0 PURPOSE

- 2.1 To reduce the impact of flooding and flood liability on individual owners and occupiers of flood prone property, and reduce private and public losses resulting from floods.
- 2.2 To allow property owners in flood affected areas to apply for funding to help with the cost of raising the floor level of their dwelling to the adopted flood planning level of 500mm above the 1% AEP flood event.

## 3.0 SCOPE

- 3.1 This policy applies to any identified property which meets the eligibility criteria for the funding from the voluntary house raising scheme.


## 4.0 POLICY STATEMENT

### 4.1 Application

4.1.1 Program Objectives will be achieved through:

- Identifying the risk profile for houses that are affected by flood waters. This will be based on floor level survey of affected properties, flood velocities where available and flood emergency response plan classification.
- Identify houses most at risk and establishing a priority listing of affected properties to be included in the Voluntary House Raising Program.

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## 4.2 Eligibility

4.2.1 This program applies only to:

- Residential properties constructed prior to 1986 when the original Floodplain Development Manual was gazetted by the State Government.
- Single storey residential buildings located in low and medium flood hazard zones.

*Note: a separate floodplain risk management measure is recommended for properties in high hazard zones.*

- Residential buildings where the floor level of the residence is below the adopted flood planning level of 500mm above the 1% AEP Flood level. Any house raising must result in the new floor level being, as a minimum, at the adopted flood planning level of 500mm above the 1% AEP flood level.

## 4.3 Funding

Voluntary House Raising Programs, prepared as part of the implementation of a Floodplain Risk Management Plan, are eligible for funding assistance from the State Government at a funding ratio of \$2 State to \$1 Local.

Councils are generally offered funding based on the projected cost over the three-year period of the scheme. Local contribution is determined as detailed:


- 4.3.1 Local costs of any voluntary house raising will be borne by the resident, as the resident is the primary beneficiary of the damage reduction under the program.
- 4.3.2 If the full cost share is met by the resident, Council will waive any inspection and approval fees.
- 4.3.3 If the specific financial circumstances of the resident warrant assistance from the Council, the level of assistance will be established by an agreement between the parties. Council will then approach the State for adjustment to a higher funding ratio.

## 4.4 Costing Eligible for Funding

4.4.1 Costs eligible for funding are:

- Plan and document preparation, including survey costs.
- Development application costs.

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- Site preparation.
- Disconnection of services and provision of temporary services (water, electricity, communications, gas and stormwater, including rainwater tanks).
- Preparation for and raising of the floor to at least above the required minimum design level.
- Installation of supporting structure for the elevated floor.
- Reconnection of services.
- The installation of front and back door steps or ramp and associated safety rails/devices.
- Costs associated with inspection and approval by the Council.

4.4.2 Costs not eligible for funding are:

- Additional features, improvements, renovations and substitutions of services requested by the homeowner as part of a VHR scheme, such as landscaping and concrete floor to the understorey, which must be undertaken at the owner’s full expense.
- Any relocation costs incurred during the 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 (with the exception of valuation fees).


**4.5. Application for funding**

4.5.1 Council will make a funding application for the program to the Office of Environment and Heritage (OEH) during a funding round. Details will include

- Total number of properties with houses to be raised.
- Number of properties Council desires to raise in the three year funding round in priority order.
- New Works Project Ranking Form.

4.5.2 The OEH will review the funding application as part of a state-wide assessment. Additional information may be requested from Council. If approval is given, it will be done so by the relevant minister.

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4.5.3 Notification will be received from the OEH that access to the Voluntary Purchase/Voluntary House Raising (VP/VHR) funding pool has been granted and Council will be requested to submit an estimate of expenditure for the three-year funding cycle. Council will subsequently be advised of the funding they can access from the pool. This offer will set out the conditions of access to the VP/VHR pool for the Council.

#### 4.6 Implementation of Program

- 4.6.1 An established, non-binding expression of interest listing is created for those who wish to be a part of the scheme.
- 4.6.2 Council will approach eligible landholders based on their priority ranking. If higher properties are not ready or interested in the program lower priority properties may be approached.
- 4.6.3 Funding up to \$120,000 (excluding GST) is available as a subsidy towards the raising of the existing habitable floor level of each house to the flood planning level. Any building work cost over the limited subsidy will be borne by the owner.
- 4.6.4 A suitably qualified structural engineer will report on the suitability of the house to be raised and subsequent building plans and specifications will be prepared in liaison with the owner.
- 4.6.5 The structural engineer will liaise with Council to ensure completeness of the plans and compliance with Council's Local Environmental Plan 2011 objectives.
- 4.6.6 Owners lodge the plans with Council for approval. Lodgement fees, inspection fees and approval fees are to be waived by Council.
- 4.6.7 All costs associated with engineer's inspection report, plan preparation and liaison with the owner will be met by the Scheme.
- 4.6.8 The owner(s) is/are to obtain quotations from suitably licensed builders to carry out this type of work and provide Council with the preferred quotation.

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#### 4.7 Payments

4.7.1 Progress payments will be made in accordance with the following 'schedule of Payments', and the builder having completed the work to a satisfactory standard as determined by council's building surveyors or an accredited certifier.

##### Schedule of Payments

Payment No.	Timing of Payment	Stage Completed
First Payment	70% completion	House raised, foundations poured and columns placed
Second Payment	90% completion	All steel work complete
Third & Final payment	100% completion	Subject to a satisfactory final inspection by Council's Building Surveyor or and accredited certifier.

4.7.2 All invoices presented to Council must be countersigned by the owner. Council reserves the right to process a payment in accordance with the Building and Construction Industry Security Payment Act 1999.

#### 5.0 DELEGATION

5.1 NIL

#### 6.0 REFERENCES

6.1 Molino Stewart Environmental and Natural Hazards Moree House Raising Scheme - Final Report

#### 7.0 DISPUTE PROCEDURE

7.1 In the event of a dispute over any aspect of this policy, immediate action will be taken to resolve the situation through effective and constructive consultation between the parties concerned. If a resolution cannot be reached, the services of a mediator will be requested to finalise the matter to the satisfaction of all parties concerned.

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7.2 It is not Council’s role to act as arbiter in a dispute between the owner(s) and the builder. Work items which the owner(s) are dissatisfied with in terms of finish and workmanship are to be referred to The Department of Fair Trading or the builders insurer for resolution.

**8.0 ATTACHMENTS**

- 8.1 Moline Stewart Environmental and Natural Hazards Moree House Raising Scheme Final report.
- 8.2 Priority List.

**9.0 REVIEW**

9.1 This policy is to be reviewed on a regular basis (every 5 years)

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