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## RESIDENTIAL HOUSING BUILDING INCENTIVE POLICY

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### CONTROL:

Policy Type:	Administrative
Authorised by:	Council
Head of Power:	Council
Responsible Officer:	Manager Governance and Compliance
Adopted / Approved:	Council Meeting May 2022 Minute No. 2022.05.16-OM-6
Last Reviewed:	May 2022
Review:	May 2024
Version:	1

## 1. INTRODUCTION

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### 1.1 PURPOSE

To Provide financial incentives for owners of vacant land within the Birdsville and Bedourie town areas to construct housing on those blocks.

### 1.2 POLICY OBJECTIVES

Council recognises there is virtually no housing market within the towns of the shire and as such in the past has constructed its own housing sub-divisions including residential housing sub divisions. A number of these blocks have been sold over the last 18 months to two years however to date there has been no construction or planning for construction on any of those sold blocks. The Policy aims to provide a financial incentive to encourage development on those residential blocks as well as allotments which are privately owned.

### 1.3 COMMENCEMENT OF POLICY

The policy will commence on adoption by Council.

### 1.4 SCOPE

This policy applies to vacant residential allotments within the town areas of Bedourie and Birdsville as defined in the Diamantina Shire Town Planning Scheme.

## **2.0 POLICY**

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### **2.1 CONTEXT**

It is accepted that construction of residential housing within the shire has major drawbacks to owners of vacant residential allotments including construction costs, availability of builders and the fact there is a limited if not no housing market in the townships.

This policy aims to actively support owners of residential allotments in the townships of Birdsville and Bedourie to construct dwellings in the shire through the offer of financial incentives.

### **2.2 POLICY STATEMENT**

Alleviate financial constraints on owners of vacant residential township allotments in Birdsville and Bedourie to construct housing.

## **3.0 STANDARD AND PROCEDURES**

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### **3.1 SPECIFIC AND STANDARD**

The policy proposes a subsidy based on lots privately owned and also purchased from Council after 30/06/2022 capped at a maximum of three bedrooms.

It also provides a waiver of Council building and inspection approvals as well as a three-year rate waiver.

#### **3.1.1 POLICY AND PROVISIONS**

Incentives offered:

<b>Per Dwelling</b>		<b>Total Number of Bedrooms</b>	
		Per Bedroom payment	Maximum payment per dwelling
Built on existing Lot not currently owned by Council		\$12,000	\$36,000
Built on Lot Acquired from Council after 30/06/2022		\$15,000	\$45,000
<b>Fees Waivered</b>			
All Building Application, Approval, 1 <sup>st</sup> inspection, Final inspection fees	Yes		
All Plumbing inspection application, approval and inspection fees	Yes		

General Rates waived for 3 years from year following Certificate of Final Inspection issued	Yes	
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### 3.1.2 Eligibility Criteria

#### Conditions

- Building must be a new or relocated dwelling which has not been occupied as a place of residence or sold as a place of residence in the Shire before. It must be an additional dwelling into the shire;
- Dwelling must be lived in (rented or owner occupied) within 3 months after final certificate of completion issued;
- Dwellings must be classified as a Class1A dwelling as set out in the building code of Australia;
- For one dwelling per lot, the total internal area of all floors must be greater than 100m<sup>2</sup>;
- Duplex or multiplex must have a minimum floor area of 80m<sup>2</sup> per unit;
- Incentive payment will be paid within 14 days of the Form 16 - Certificate of Final Completion being issued;
- The applicant is the owner of the lot and the incentive will only be paid to the applicant;
- The applicant must be an Australian resident, have an ABN or have an ACN;
- Requirements of the Shire Planning Scheme must be met before incentives are paid.

It is recommended that Council amend any future residential land sales of its own land to include a clause in any sale contracts that the buyer must commence construction of a habitable permanent dwelling within 1 year of land purchase. The title is not to transfer to the purchaser until those conditions are met. Other councils have engaged solicitors to draft these clauses. A covenant to this effect can be entered into.

### 3.1.3 Approval on Behalf of Council

Councils CEO/Manager of Governance and Compliance will be responsible for reviewing applications and approving the subsidy payments.

## 4. REFERENCE AND SUPPORTING INFORMATION

### 4.1 DEFINITIONS

To assist in interpretation, the following definitions shall apply:

Word / Term	Definition
Council	means Diamantina Shire Council.

### 4.2 RELATED POLICIES, LEGISLATION AND SUPPORTING DOCUMENTATION

Links to supporting documentation
Housing Construction Incentive Application form

#### 4.3 VERSION CONTROL

Previous Version Number	Adopted/Approved Date