

HOUSING – RELOCATION OF HOUSES

DIVISION	BUSINESS UNIT	RESPONSIBILITY AREA
Strategic Development Services	Town Planning	Statutory: Development Control and Compliance

OBJECTIVE:

To set guidelines to ensure houses that are to be relocated to within Mount Barker and the rural villages are completed to a standard acceptable to the Council.

POLICY:

1. The increased use of relocated houses to within Mount Barker and the rural villages in some instances creates difficulties which are encountered in ensuring the house is completed to an acceptable standard and is compatible to those houses in the immediate locality.
2. This policy will not apply to new transportable houses.
3. The relocation of houses referred to as 'park homes' will not be supported by the Council unless they are to be in an authorised caravan park.
4. The relocation of residential buildings referred to as 'dongas' will not be supported by the Council.
5. Relocated houses (excluding 'park homes' and 'dongas') will only be approved at the Council's discretion and be subject to:
 - a) An engineer's structural certification that the house is appropriate to be moved being submitted with the application.
 - b) Coloured photographs of the external facades of the house being supplied with the application.
 - c) Asbestos wall and roof cladding being removed and disposed of correctly before the house is transported.
 - d) A bond being paid to ensure a good standard of completion. Such bond amounts will be set annually in the Council's Budget. The bond will only be released upon staff being satisfied the building is completed to a suitable standard in respect to the Building Code of Australia, health standards and the external visual appearance.
 - e) Any other conditions considered appropriate by the Council.
6. Approval for relocated houses will be limited to 12 months.
7. When a relocated house is not completed to an acceptable standard within the specified time, the Principal Building Surveyor may issue a Notice requiring the incomplete structure be removed and the site left in a clean and tidy condition.

8. Relocated houses outside of the Mount Barker and Kendenup Townsites and the rural villages will be at the discretion of the Council and the standards at part 5. above, will be required when appropriate.

ADOPTED: DECEMBER 1997

LAST REVIEWED: 6 OCTOBER 2020

