Policy Aim

The aim of this policy is to establish what assistance and contributions the Shire of Manjimup may make towards development of accommodation and housing for aged residents in the Shire, by incorporated not-for-profit community based organisations (“eligible organisations”). The policy does not apply to aged housing constructed by companies or others on a commercial basis (“ineligible organisations”).

In conjunction with this policy it is Councils intention to encourage private industry to provide accommodation for the elderly in new subdivisions and development and take that into account when implementing this policy.

Background

The Shire of Manjimup’s population is ageing with over one-quarter of residents aged 55 years and over. This proportion is higher than averages for Australia, the State of Western Australia and Rural Western Australia. One result of this is an increasing demand for aged accommodation throughout the Shire with local community based aged housing groups seeking to develop accommodation, and/or approaching the Shire for financial contributions toward development costs.

Surveys undertaken by the Shire indicate a strong community view that the whole community (with Government support) should be responsible for caring for people as they age. The community also identified aged and disabled care as a high priority for allocating any rate rise and one of the least preferred services to be lost without a rate rise.  

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1 Shire of Manjimup Active Ageing Strategic Plan 2008 - 2028
2 2008 Community Satisfaction Study Report

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This policy has been developed as a consequence of these community views and in line with strategy 2.1 of the Shire’s *Active Ageing Strategic Plan 2008 – 2028* to clearly enunciate what support and contribution the Council may consider for future aged accommodation developments.

**Statement of Principle**

Council considers that its contribution to the provision of aged accommodation and housing within the Shire of Manjimup is to make available where practicable, to eligible organisations, suitably zoned sites free from development constraints. Council does not consider it has any role in contributing towards the construction of aged accommodation buildings or the operational management of aged accommodation facilities. To the extent funds permit, Council may also contribute towards the cost of common road access and parking.

**Policy**

The Shire of Manjimup may provide direct financial and in-kind assistance to eligible organisations developing accommodation and housing for aged residents in the Shire in the following manner:

1. As the manager of areas of land on behalf of the Crown, the Shire will support use of suitable land under its control for aged accommodation and housing subject to this being zoned appropriately, being suitably serviced and with the Minister’s approval. Suitable land will be assessed according to its proximity to shops, hospital, medical facilities, transport, community services as well as being reasonably flat and land easily serviced;

2. Management Orders of the land can remain with the Shire or be transferred from the Crown to the eligible organisation;
3. The Shire will arrange for any Native Title and Aboriginal Heritage clearances to be obtained.

4. Subject to Annual Budget authorisation the following costs may be met to a total maximum of $50,000, increased by CPI annually, per development;
   - statutory headwork charges (if applicable) after deduction of any rebate available from the State Government Headwork’s Contribution Schemes,
   - Site clearing and leveling necessary to commence development,
   - Construction of common internal vehicle access and common car parking areas (including drainage thereof) and the crossover to the street;

5. Waiver of Shire Development Application and Building Licence Fees.

6. Guidance and advice in preparing formal applications for Government funding to assist with construction costs.

The Shire will establish an “Aged Accommodation and Housing Reserve” for the purpose of providing for future costs associated with this policy.

Applications for Shire support and assistance will need to be supported by suitable documentation including formal designs and business plans. Where direct costs are involved, eligible organisations will need to ensure that the Shire has had sufficient notice of proposed developments to consider these during the preparation of Annual Budgets. Direct financial support may be excluded if this cannot be accommodated in the budget.
As a guideline staged projects may be eligible for funding at each stage subject to the size of each stage and a guarantee of a minimal time frame, agreed to by Council, between the developments of each stage of the project.

ADOPTED: 20 NOVEMBER 2008
NEXT DUE FOR REVIEW: NOVEMBER 2012

The Administration of this Policy is by Community Services Division