

## FREQUENTLY ASKED QUESTIONS

# Macleay Rural Voluntary House Raising

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### **Does Council hire the contractor?**

No, the dwelling owner is to source and engage a suitable contractor.

### **How much funding will I receive?**

Grant funding is available to eligible dwellings to contribute two-thirds of the cost of lifting a house per property, up to a maximum of \$40,000 (i.e. total cost \$60,000).

### **When will I receive my funding?**

The money is available when the house has been raised and verified to be at the correct height i.e. 500mm above the 1 in 100 flood. The work does not have to be completed, however the house must be at the correct height with access and services reconnected. Other renovation works may be undertaken and completed following or in conjunction with the house raising.

### **What does the money pay for?**

Plan and document preparation including survey costs, development application costs, disconnection and reconnection of services, site preparation, preparation for and raising the floor level, installation of supporting structure for the elevated floor, installation of front and back door steps or ramps and associated safety rails/devices, council inspections. Extensions and/or renovations cannot be funded under the program.

### **Why is my house eligible for house raising?**

An assessment of 564 dwellings on the Lower Macleay Floodplain was completed in 2008 with 183 dwellings eligible for house raising under the following criteria:

- Floor level
- Number of storeys
- Building material
- Foundation type
- Location
- Flood levels for 5, 20, 50, 100 year flood events
- Flood damage assessment

### **Why is there a priority ranking?**

A priority ranking of houses has been developed depending on the likely frequency and depth of inundation and the velocity of water flows. This reflects the relative risk to the community, and will be used to prioritise the limited funding fairly.

### **Why are some houses not eligible?**

A house was not considered eligible for the scheme based upon the practicality/suitability of being raised if it is a:

- Single storey house of masonry construction.
- Two storey house.
- Single storey house with concrete slab foundations.
- Masonry construction.

**Can I undertake other work at the same time?**

Yes. The owners may wish to add a veranda or move a laundry or bathroom upstairs once the house is lifted. They can do as much renovation as they wish. The program only pays a contribution towards the raising component of the plans, Development Application, and building costs. All other costs of renovation/extension are at the owners own expense but the work can be undertaken at the same time. It is the property owners responsibility to arrange and comply with any conditions of development consent.

**How many quotes do I need?**

Under the funding agreement, three quotes need to be obtained from suitable builders.

**How high can I raise my house?**

To at least the required height of a 100yr flood level plus 500mm freeboard.

**How long is the subsidy available for?**

All projects must be completed by the agreed date under the grant funding terms.

**Are commercial buildings included in this scheme?**

No, commercial buildings and buildings within the village areas are excluded.

**My house is located in a village, is it eligible for funding?**

The Macleay Rural Voluntary House Raising Scheme is a program which aims to reduce the risk to people and property in rural areas. The scheme applies only to rural properties beyond village speed limit signs as defined in the Lower Macleay Floodplain Management Plan.