

HISTORIC HOUSES TRUST OF NEW SOUTH WALES

ACCEPTANCE AND DISPOSAL OF REAL PROPERTY POLICY

The Trust recognises that property acquisition is often opportunistic in nature and to a considerable extent outside the HHT's control. It also recognises that the HHT must be flexible and be able to act quickly. When considering the acceptance or disposal of property and/or when advising the Minister and the following matters should be taken into account in any deliberations..

1. The HHT is subject to the provisions of the *Historic Houses Act 1980* in relation to property acquisition and disposal and this provides for:
 - 1.1 Ministerial control over the acquisition of property.
 - 1.2 the consent of the NSW Governor for the disposal of property.
 - 1.3 The Trust to undertake such investigations as may be necessary to determine if a property may be suitable for the control and management of the HHT.

2. The HHT may acquire property in various ways:
 - 2.1 Transfer from other government agencies (eg Elizabeth Bay House, Vaucluse House, Elizabeth Farm, Rouse Hill House & Farm, Lyndhurst, Government House, The Mint, Tusculum, Glenfield).
 - 2.2 Gift.
 - 2.3 Bequest (eg Leamington, Woolley House).
 - 2.4 Purchase (eg Meroogal, Burley Griffin House).
 - 2.5 Lease (eg Rose Seidler House, Susannah Place Museum)
 - 2.6 Management on behalf of another agency (eg Susannah Place Museum)

The Trust has a strong preference for owning the title to a property.

3. The HHT may acquire property for:
 - 3.1 Conservation purposes.
 - 3.2 Interpretative purposes.
 - 3.3 Providing public access.
 - 3.4 Commercial gain (eg rental, sale).
 - 3.5 Related operational requirements (eg offices, storage).
 - 3.6 Endangered Houses Fund.

4. In considering the acquisition of new property the Trust will take account of the following issues:
 - 4.1 Conservation /Museum Use

- 4.1.1 The significance of the place. Only places of the highest order of significance that have little chance of retaining their significance, other than in museum use, will be considered for conservation or museum purposes. Significance will be considerably enhanced when a place retains its contents, garden and associated documentation.
- 4.1.2 Significance of a place may relate to architectural, historical or social significance.
- 4.1.3 The ability to enhance the existing property portfolio and so present a diverse range of styles, periods, socio-economic groups and geographic locations.
- 4.1.4 Other places in public ownership and accessible to the public.
- 4.1.5 Its capacity to provide the resources to properly manage additional property.
- 4.1.6 The ability of the proposed property to enhance and complement the existing property portfolio and/or public understanding of Australia's diverse histories.
- 4.1.7 The impact of the property on the HHT's financial position. This may be positive or negative.
- 4.1.8 Compliance with the provisions of the *Historic Houses Act 1980*.
- 4.1.9 The potential for the significance of a place to be maintained and managed by others.
- 4.1.10 The practicalities of management including public accessibility and planning issues.
- 4.1.11 The ability to enhance the management of the HHT's operations.
- 4.1.12 Any particular relationship with the interests of the Foundation and/or Members.
- 4.1.13 The HHT's ability to 'control' the outcome. This will be important in partnership arrangements.
- 4.1.14 The principles and opportunities, as developed from time to time, through the Endangered Houses Fund.

4.2 Temporary Ownership

- 4.2.1 The relevant issue in 4.1 above.
- 4.2.2 The ability to demonstrate a principle or model for others to emulate.
- 4.2.3 The capacity to return a profit.
- 4.2.4 The principles and opportunities, as developed from time to time, through the Endangered Houses Fund.

5. Considerations in disposing of property should include:

- 5.1 The significance of the place, especially in the long term.
- 5.2 The opportunity to acquire a better example.

- 5.3 Other places in public ownership and accessible to the public.
- 5.4 The capacity to provide the resources to properly manage the property.
- 5.5 The impact of the property on the HHT's financial position. This may be positive or negative.
- 5.6 Compliance with the provisions of the *Historic Houses Act 1980*.
- 5.7 The potential for the significance of a place to be maintained and managed by others.
- 5.8 The practicalities of management including public accessibility and planning issues.
- 5.9 Any particular relationship with the interests of the Foundation and/or Members.
- 5.10 The capacity to return a profit.
- 5.11 The principles and opportunities, as developed from time to time, through the Endangered Houses Fund.