Adelaide City Council

Community Land Management Plan

Community (Social) Housing
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Community (Social) Housing

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Community Land Management Plan

Community (Social) Housing

1. Introduction

Section 199 of the Local Government Act 1999 (SA) (the Act) requires a council to manage Community Land in accordance with a management plan for the land. Land owned by a council or under a council’s care, control and management is classified as Community Land.

The Corporation of the City of Adelaide owns a number of properties under the care and control of the Adelaide City Council (Council) which are used for the purposes of community (social) housing. Therefore a management plan is required for these properties.

Section 196(2) of the Act allows a council to prepare a single management plan for one or more separate holdings of community land. This management plan is referred to as the Community (Social) Housing Community Land Management Plan (CLMP).

Section 196 of the Act sets out the structure and content and other matters relevant to the CLMP. The CLMP has been prepared in accordance with that Section of the Act.

Section 197 of the Act specifies the public consultation process associated with the development of the CLMP. This matter is addressed in section 4 of this document.

2. Community (Social) Housing

Council’s Affordable Housing Policy states that Council will take on “a direct role as a housing provider” for those people on “low and moderate incomes”. The Policy defines affordable housing and associated terms.

The Policy also states that the “provision of accommodation to meet acute housing needs for the lowest income households (social housing) is a primary responsibility of the State and Australian Governments”.

However, Council does manage (through third parties) a community (social) housing program for four properties owned by The Corporation:

- 25-29 George Court, Adelaide
- 17-19 Lowe Street, Adelaide
- 9-13 Hocking Court, Adelaide
- Frew Street House, 15-17 Frew Street.
The Frew Street property is currently subject to a revocation process to exclude it from the classification of community land and therefore a Community Land Management Plan is not required.

A locality map showing the Community (Social) Housing sites is presented in Diagram 1.

An aerial photo delineating the community land boundary for each of the Community (Social) Housing sites is presented in Diagrams 2, 3 and 4.
Diagram 1: Community (Social) Housing sites locality map
Diagram 2: Aerial photo delineating 25-29 George Court, community land boundary
Diagram 3: Aerial photo delineating 17-19 Lowe Street, community land boundary
Diagram 4: Aerial photo delineating 9-13 Hocking Court community land boundary
3. Details of the Community Land Management Plan

3.1 Property Identification (Section 196(3)(a) of the Local Government Act 1999)

<table>
<thead>
<tr>
<th>Name of Property</th>
<th>Location</th>
<th>Certificates of Title</th>
<th>Current Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>George Court Community Housing</td>
<td>25-27 George Court Adelaide</td>
<td>Volume 5430/Folio 633</td>
<td>Community (Social) Housing</td>
</tr>
<tr>
<td>Lowe Street Community Housing</td>
<td>17-19 Lowe Street, Adelaide</td>
<td>Volume 2139/Folio 138, Volume 2139/Folio 137</td>
<td>Community (Social) Housing</td>
</tr>
<tr>
<td>Hocking Court Community Housing</td>
<td>9-13 Hocking Court Adelaide</td>
<td>Volume 5119/Folio 593</td>
<td>Community (Social) Housing</td>
</tr>
</tbody>
</table>

3.2 Owner (Section 196(4))

The Corporation of the City of Adelaide is the owner of 25-27 George Court and 17-19 Lowe Street, and part owner of 9-13 Hocking Court (see section 3.6 for details).

3.3 Purpose for which land is held (Section 196(3)(b))

The land is held for the purpose of providing community housing.

3.4 Objectives for management of the land (Section 196(3)(c))

To ensure the land is managed in accordance with the various management arrangements (see point 3.5).

3.5 Policies related to the management of the land (Section 196(3)(c) and 196(5))

The management plan is consistent (as far as practicable) with Council’s relevant plans and policies about conservation, development and use of the land.
3.6 Management arrangements (Section 196(3)(c))

Formal arrangements have been established and are in place between The Corporation Of The City Of Adelaide (Corporation) and other nominated parties who have a direct interest in the land. These arrangements establish the responsibilities and obligations agreed between the parties associated with any occupation and ongoing management provisions of the land and its improvements. The details of the formal arrangements are summarised as follows:

**25-27 George Court, Adelaide**

Lessee: Multi Agency Community Housing Association Incorporated (now Unity Housing Company Ltd)

Lease Term: 05/4/1995 - 04/04/2015

Rental: $0.00

Outgoings: Lessee pays rates, taxes and maintenance.

Permitted Use: Three units housing one person in each. Units are each comprised of one bedroom and one bathroom.

Management: Agreement between Adelaide City Council (owner of the premises) and Multi Agency Community Housing Association (manager of the premises).

Funding: Funding Agreement between Treasurer of South Australia and Adelaide City Council. Lessee to comply annually by providing financial statements and annual reports to Adelaide City Council.

**17-19 Lowe Street, Adelaide**

Lessee: Multi Agency Community Housing Association Incorporated (now Unity Housing Company Ltd)


Rental: $0.00

Outgoings: Lessee pays rates, taxes and maintenance.

Permitted Use: Emergency Shelter with two cottages housing one person in each. Cottages are each comprised of one bedroom and one bathroom.

Management: Management Agreement between Adelaide City Council (owner of the premises) and Multi Agency Community Housing Association (manager of the premises).

Funding: Agreement between Treasurer of South Australia and Adelaide City Council. Lessee to comply annually by providing financial statements and annual reports to Adelaide City Council.

**9-13 Hocking Court, Adelaide**

Ownership: Property jointly owned by Adelaide City Council (65%) and Service to Youth Council Incorporated (35%).

Lessee: Adelaide City Council and Service to Youth Council Incorporated


Rental: $1.00 if demanded
Outgoings: Lessee (Service to Youth Council) pays rates, taxes and maintenance.

Permitted Use: Youth Hostel housing eight people in seven units. Five units are comprised of one bedroom and one bathroom, while two units have two bedrooms and one bathroom. There are common lounge and laundry facilities.

Funding: Annual reports and financial statements are provided by Service to Youth Council to Adelaide City Council.

3.7 Performance targets and measures (Section 196(3)(d))

<table>
<thead>
<tr>
<th>Property issue</th>
<th>Performance target</th>
<th>Performance measure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Facility (building)</td>
<td>Ensure the facilities are maintained at a high level in accordance with the relevant responsibilities of the parties</td>
<td>Regular building inspections are conducted by Council in conjunction with the lessee. Maintenance works are scheduled and completed in accordance with an agreed program</td>
</tr>
<tr>
<td>Management</td>
<td>Management of the facilities by the lessee is in accordance with the lease</td>
<td>Review the annual reports and financial statements provided by the lessee</td>
</tr>
<tr>
<td>Program</td>
<td>Optimise the use of the facilities</td>
<td>Work with the lessee to ensure the facilities are used to their full potential</td>
</tr>
</tbody>
</table>
4. Public consultation

Section 197 of the Act requires Council to consult with the public on the CLMP before it adopts the CLMP, and the consultation must be in accordance with Council’s public consultation policy.

The Council’s approach to public consultation is set out in its Public Communication and Consultation Policy (July 2009). Schedule E of the Policy deals specifically with CLMP’s and details the key steps to be followed under the following headings:

- Notification
- Inspection
- Submissions
- Consideration
- Decision by Council.

A 21 day consultation program commenced on Monday 5 July 2010 and concluded on Monday 26 July 2010.

Council at its meeting held on Monday 30 August 2010 adopted the Community Land Management Plan.
5. Certificates of Titles: 25-29 George Court

REGISTRATION OF CERTIFICATE OF TITLE * VOLUME 5430 FOLIO 633 *

COST : $14.00 (GST exempt ) PARENT TITLE : CT 4343/572
REGION : FAX 082037151 AUTHORITY : CONVERTED TITLE
AGENT : LGA6 BOX NO : 131 DATE OF ISSUE : 30/06/1997
SEARCHED ON : 10/01/2003 AT : 15:03:34 EDITION : 1

REGISTERED PROPRIETOR IN FEE SIMPLE
THE CORPORATION OF THE CITY OF ADELAIDE OF GPO BOX 2252 ADELAIDE SA 5001

DESCRIPTION OF LAND
ALLOTMENT & DEPOSITED PLAN 332 IN THE AREA NAMED ADELAIDE HUNDRED OF ADELAIDE

EASEMENTS
NIL

SCHEDULE OF ENDORSEMENTS
NIL

NOTATIONS
DOCUMENTS AFFECTING THIS TITLE
NIL

REGISTRAR-GENERAL'S NOTES
CONVERTED TITLE WITH NEXT DEALING LODGE CT 4343/572

Warning: The information appearing under notations has not been formally recorded in the Register Book and the provisions of the Real Property Act 1886 do not extend thereto.
Certificates of Titles: 17-19 Lowe Street
Proposed Community Land Management Plan
Community (Social) Housing
CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1896

South Australia

VOLUME 5119 FOLIO 593
Edition 2
Date of Issue 30/04/1993
Authority CD 6967000

I certify that the registered proprietor is the proprietor of an estate in the whole (or such other estate or interest as is set forth) in the land within described subject to such encroachments, liens or other interests set forth in the schedule of endorsements.

REGISTRAR-GENERAL

REGISTERED PROPRIETORS IN FEE SIMPLE

SERVICE TO YOUTH COUNCIL INC. OF 35 UNDIVIDED 100TH PARTS OF 80 CURRIE STREET ADELAIDE SA 5000 AND THE CORPORATION OF THE CITY OF ADELAIDE OF 65 UNDIVIDED 100TH PARTS OF GPO BOX 2252 ADELAIDE SA 5001

DESCRIPTION OF LAND

ALLOTMENT 3 DEPOSITED PLAN 32138
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

EASEMENTS

SUBJECT TO THE EASEMENT OVER THE LAND MARKED B FOR EAVES AND GUTTERS (RE 6778904)
TOGETHER WITH THE EASEMENT OVER THE LAND MARKED A (RE 6778903)

SCHEDULE OF ENDORSEMENTS

NIL