

COMMUNITY LAND MANAGEMENT PLAN

COMMUNITY (SOCIAL) HOUSING

June 2024

ACKNOWLEDGEMENT OF COUNTRY

The City of Adelaide acknowledges that we are located on the traditional Country of the Kaurna people of the Adelaide Plains and pays respect to Elders past, present and emerging.

We recognise and respect their cultural heritage, beliefs and relationship with the land. We also extend that respect to visitors of other Aboriginal Language Groups and other First Nations.

DOCUMENT PROPERTIES

Contact for enquiries and proposed changes

If you have any questions regarding this document or if you have a suggestion for improvements, please contact:

Contact Officer: Mike Philippou
Title: Associate Director
Program: Strategic Property & Commercial
Phone: (08) 8203 7850
Email: m.philippou@cityofadelaide.com.au

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Disclaimer

City of Adelaide has made every endeavour to ensure that the contents of this plan are accurate as at the date of publication. City of Adelaide must act to uphold and promote observance of the principles in Section 8 of the [Local Government Act 1999 \(legislation.sa.gov.au\)](http://legislation.sa.gov.au) in the performance of its roles and functions. As such, it reserves the right to periodically update supporting documents and information which inform this Community Land Management Plan in order for the Council to continue to observe those principles.

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INTRODUCTION

Section 199 of the *Local Government Act 1999 (SA)* 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 several properties which are used for the purposes of community (social) housing.

Section 196(2) of the *Local Government Act 1999 (SA)* 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 Land Management Plan (CLMP) - Community (Social) Housing.

Section 196 of the *Local Government Act 1999 (SA)* 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 *Local Government Act 1999 (SA)*.

DETAILS OF THE COMMUNITY LAND MANAGEMENT PLAN

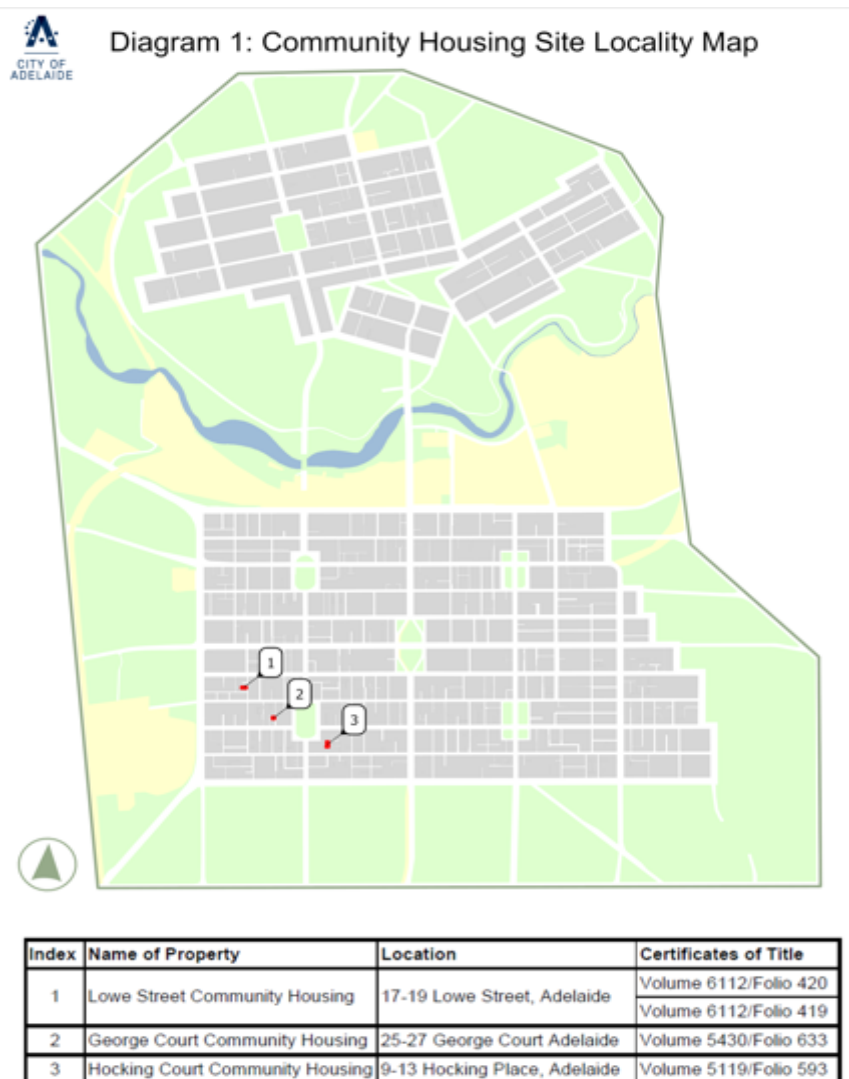
Property Identification (Section 196(3)(a) of the Local Government Act 1999 (SA))

Name of Property	Location	Certificates of Title	Current Use
1) Lowe Street Community Housing	17-19 Lowe Street, Adelaide	Volume 6112/Folio 420 Volume 6112/Folio 419	Community Housing
2) George Court Community Housing	25-27 George Court Adelaide	Volume 5430/Folio 633	Community Housing
3) Hocking Court Community Housing	9-13 Hocking Place, Adelaide	Volume 5119/Folio 593	Community Housing

Community Land Management Plan - Community (Social) Housing

Figure 1 – Community (Social) Housing sites locality map

An aerial photo delineating the Community Land location for each of the Community (Social) Housing sites presented in Property IDs 1,2 & 3.



Owner (Section 196(4))

The Corporation of the City of Adelaide is the owner of 17-19 Lowe Street, 25-27 George Court and part owner of 9-13 Hocking Place, Adelaide.

1. COMMUNITY (SOCIAL) HOUSING

The Corporation of the City of Adelaide have management agreements with the Unity Housing Company Limited and SYC Limited for Community (Social) Housing. The four properties that are being used for community housing are:

- 17 Lowe Street, Adelaide
- 19 Lowe Street, Adelaide
- 25-27 George Court, Adelaide
- 9-13 Hocking Place, Adelaide (Commonly known as 9-13 Hocking Court, Adelaide).

2. 17 AND 19 LOWE STREET

2.1 Description

The Corporation of the City of Adelaide owns the land and buildings at 17 Lowe Street and 19 Lowe Street, Adelaide.

The Unity Housing Company Limited (previously known as Multi Agency Community Housing Association Incorporated) has a Management Agreement with the Corporation of the City of Adelaide to manage the cottages.

There is one cottage located at 17 Lowe Street and one cottage at 19 Lowe Street. Each cottage comprising of one bedroom and one bathroom.

A caveat number 11933762 is held over the land by the South Australian Housing Authority (previously known as South Australian Housing Trust). The Treasurer of South Australia provided funding to the Corporation of the City of Adelaide as per the Funding Agreement as part of the Local Government and Community Housing Programme (LGCHP).

Figure 2 – Aerial photo delineating 17-19 Lowe Street on Community Land



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

The land is held for the purpose of providing:

- Community (social) housing
- Rights of Way easements
- Party Wall Rights (for support) over the land

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

To ensure the land is managed in accordance with the Management Agreement.

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

The management of the land is consistent (as far as practicable) with Council's relevant plans and policies about conservation, development and use of the land, including but not limited to:

- City of Adelaide Strategic Plan
- Safety City Policy
- Housing Strategy – Investing in Our Housing Future
- Asset Management Policy

2.5 Management arrangements (Section 196(3)(c))

The Corporation of the City of Adelaide and the Unity Housing Company Limited have a formal arrangement for the management of the premises at 17 and 19 Lowe Street.

This arrangement set out the responsibilities and obligations of the parties.

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

The land is subject to Unity Housing Company Limited maintenance standards and levels of service schedules.

Performance targets and measures are:

Property issue	Performance target	Performance measure
Facility (building)	To provide a well-maintained and presentable social housing. Provide housing that is suitable for purpose and kept clean. Ensure the facilities are maintained and repaired in accordance with the relevant responsibilities of the parties.	Regular building inspections are conducted by Council in conjunction with Unity Housing Company Limited. Maintenance works are scheduled and completed in accordance with the management agreement.
Management	Management of the facilities by the Unity Housing Company Limited is in accordance with the Management Agreement.	Review the annual reports provided by Unity Housing Company Limited.

3. 25-27 GEORGE COURT, ADELAIDE

3.1 Description

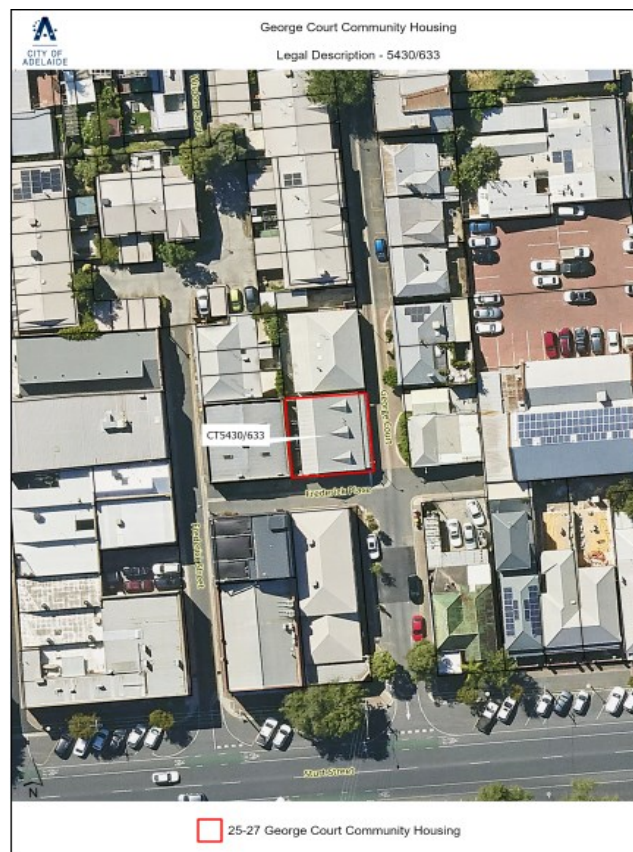
The Corporation of the City of Adelaide owns the land and buildings at 25-27 George Court, Adelaide.

The Unity Housing Company Limited (previously known as Multi Agency Community Housing Association Incorporated) has a Management Agreement with the Corporation of the City of Adelaide to manage the units.

There are three units located at 25-27 George Court. Each unit comprise of one bedroom and one bathroom.

A caveat number 11933758 is held over the land by the South Australian Housing Authority. (previously known as South Australian Housing Trust). The State Government provided funding to the Corporation of the City of Adelaide as per the Funding Agreement as part of the Local Government and Community Housing Programme (LGCHP). Local Government and Community Housing Programme (LGCHP).

Figure 3 – Aerial photo delineating 25-27 George Court on Community Land



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

The land is held for the purpose of providing:

- Community (social) housing

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

To ensure the land is managed in accordance with the Management Agreement.

3.4 Policies related to the management of the land (Section 196(3)(c))

The management of the land is consistent (as far as practicable) with Council's relevant plans and policies about conservation, development and use of the land, including but not limited to:

- City of Adelaide Strategic Plan
- Safety City Policy
- Housing Strategy – Investing in Our Housing Future
- Asset Management Policy

3.5 Management arrangements (Section 196(3)(c))

The Corporation of the City of Adelaide and the Unity Housing Company Limited have a formal arrangement for the management of the premises at 25-27 George Court.

This arrangement set out the responsibilities and obligations of the parties.

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

The land is subject to Unity Housing Company Limited maintenance standards and levels of service schedules.

Performance targets and measures are:

Property issue	Performance target	Performance measure
Facility (building)	To provide a well-maintained and presentable social housing. Provide housing that is suitable for purpose and kept clean. Ensure the facilities are maintained and repaired in accordance with the relevant responsibilities of the parties.	Regular building inspections are conducted on a yearly basis by Council in conjunction with the Unity Housing Company Limited. Maintenance works are scheduled and completed in accordance with a management agreement.
Management	Management of the facilities by Unity Housing Company Limited is in accordance with the management agreement.	Review the annual reports provided by Unity Housing Company Limited.

4. 9-13 HOCKING PLACE

4.1 Description

The Corporation of the City of Adelaide and SYC Limited (previously known as Service to Youth Council Incorporated) are joint owners of the land located at 9-13 Hocking Place, Adelaide with ownership breakdown of the Corporation of the City of Adelaide of 65% and SYC Limited of 35%.

The SYC Limited is entitled to exclusively occupy the land subject to the terms and conditions within an Indenture Agreement. between the Corporation of the City of Adelaide and SYC Limited.

There are seven units consisting of 5 x 1 bedroom and 1 bathroom, 2 x 2 bedroom and 1 bathroom. There are common lounge, store and laundry facilities.

A caveat number 11933761 is held over the land by the South Australian Housing Authority (previously known as South Australian Housing Trust). The State Government provided the funding to the Corporation of the City of Adelaide as per the Funding Agreement.

Figure 4 – Aerial photo delineating 9-13 Hocking Place on Community Land



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

The land is held for the purpose of providing:

- Community (social) housing
- Subject to easement for eaves and gutters
- Easement for repair of overhanging roof

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

To ensure the land is managed in accordance with the Indenture Agreement.

4.4 Policies related to the management of the land (Section 196(3)(c))

The management of the land is consistent (as far as practicable) with Council's relevant plans and policies about conservation, development and use of the land, including but not limited to:

- City of Adelaide Strategic Plan
- Safety City Policy
- Housing Strategy – Investing in Our Housing Future
- Asset Management Policy

4.5 Management arrangements (Section 196(3)(c))

SYC Limited is responsible for the management of the facility including the units in accordance with the Indenture Agreement between the Corporation of the City of Adelaide and SYC Limited.

The Indenture establishes the responsibilities and obligations agreed between the parties associated with any occupation and ongoing management provisions of the land and its improvements.

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

The land is subject to SYC maintenance standards, levels of service schedules and performance obligations.

Community Land Management Plan - Community (Social) Housing

Performance targets and measures are:

Property issue	Performance target	Performance measure
Facility (building)	To provide a well-maintained and presentable social housing. Provide housing, suitable for purpose and kept clean. Ensure the facilities are maintained and repaired in accordance with the relevant responsibilities of the parties.	Annual building inspections are conducted by Council in conjunction with the SYC Limited. Maintenance and repair works to be completed in accordance within the Indenture Agreement. The Corporation agreed to assist SYC Limited under the Indenture to offer technical advice in relation to building repair and maintenance.
Management	Management of the facilities by the SYC Limited is in accordance with the Indenture.	Review the annual reports provided by the SYC Limited.

Community Land Management Plan - Community (Social) Housing

Figure 5 - Certificate of Title – 17-19 Lowe Street, Adelaide



Product Register Search (CT 6112/420)
Date/Time 07/11/2023 01:52PM
Customer Reference
Order ID 20231107006197



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 6112 Folio 420

Parent Title(s) CT 2139/138
Creating Dealing(s) CONVERTED TITLE
Title Issued 18/06/2013 Edition 1 Edition Issued 18/06/2013

Estate Type

FEE SIMPLE

Registered Proprietor

THE CORPORATION OF THE CITY OF ADELAIDE
OF GPO BOX 2252 ADELAIDE SA 5001

Description of Land

ALLOTMENT 637 FILED PLAN 183099
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

Easements

SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED A (T 1648497)
SUBJECT TO FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED C (T 1648497)
TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED B (T 1648497)
TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED D (T 1648497)

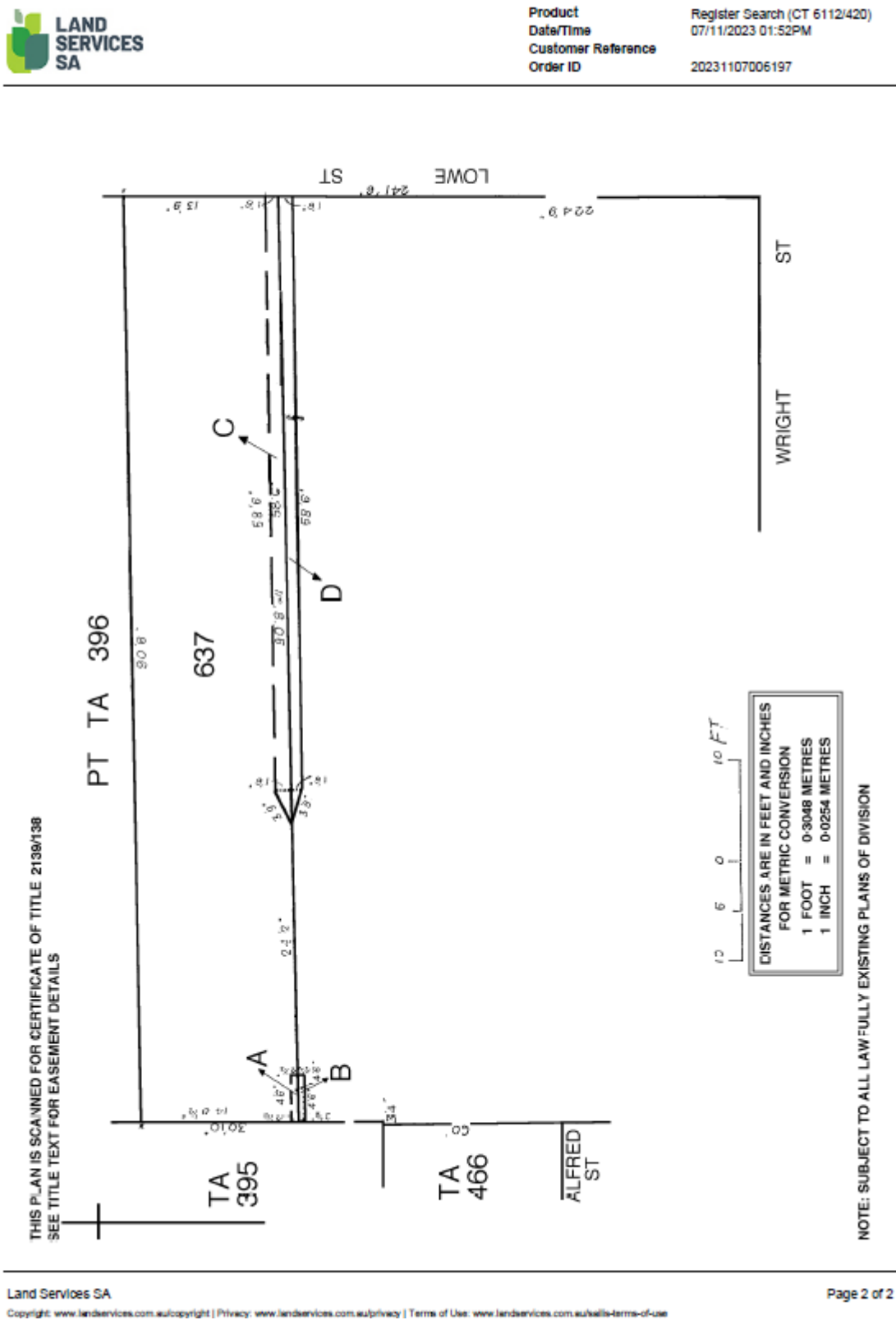
Schedule of Dealings

Dealing Number	Description
11933762	CAVEAT BY SOUTH AUSTRALIAN HOUSING TRUST

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

Figure 5 - Certificate of Title – 17-19 Lowe Street, Adelaide



Community Land Management Plan - Community (Social) Housing

Figure 5 - Certificate of Title – 17-19 Lowe Street, Adelaide



Product Register Search (CT 6112/419)
Date/Time 07/11/2023 01:52PM
Customer Reference
Order ID 20231107006197

REAL PROPERTY ACT, 1886



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 6112 Folio 419

Parent Title(s) CT 2139/137
Creating Dealing(s) CONVERTED TITLE
Title Issued 18/06/2013 Edition 1 Edition Issued 18/06/2013

Estate Type

FEE SIMPLE

Registered Proprietor

THE CORPORATION OF THE CITY OF ADELAIDE
OF GPO BOX 2252 ADELAIDE SA 5001

Description of Land

ALLOTMENT 556 FILED PLAN 183018
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

Easements

SUBJECT TO PARTY WALL RIGHT(S) OVER THE LAND MARKED A AND E (T 1648497)
SUBJECT TO FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED C (T 1648497)
TOGETHER WITH PARTY WALL RIGHT(S) OVER THE LAND MARKED B AND F (T 1648497)
TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED D (T 1648497)

Schedule of Dealings

Dealing Number	Description
11933762	CAVEAT BY SOUTH AUSTRALIAN HOUSING TRUST

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

Figure 5 - Certificate of Title – 17-19 Lowe Street, Adelaide



Product

Date/Time

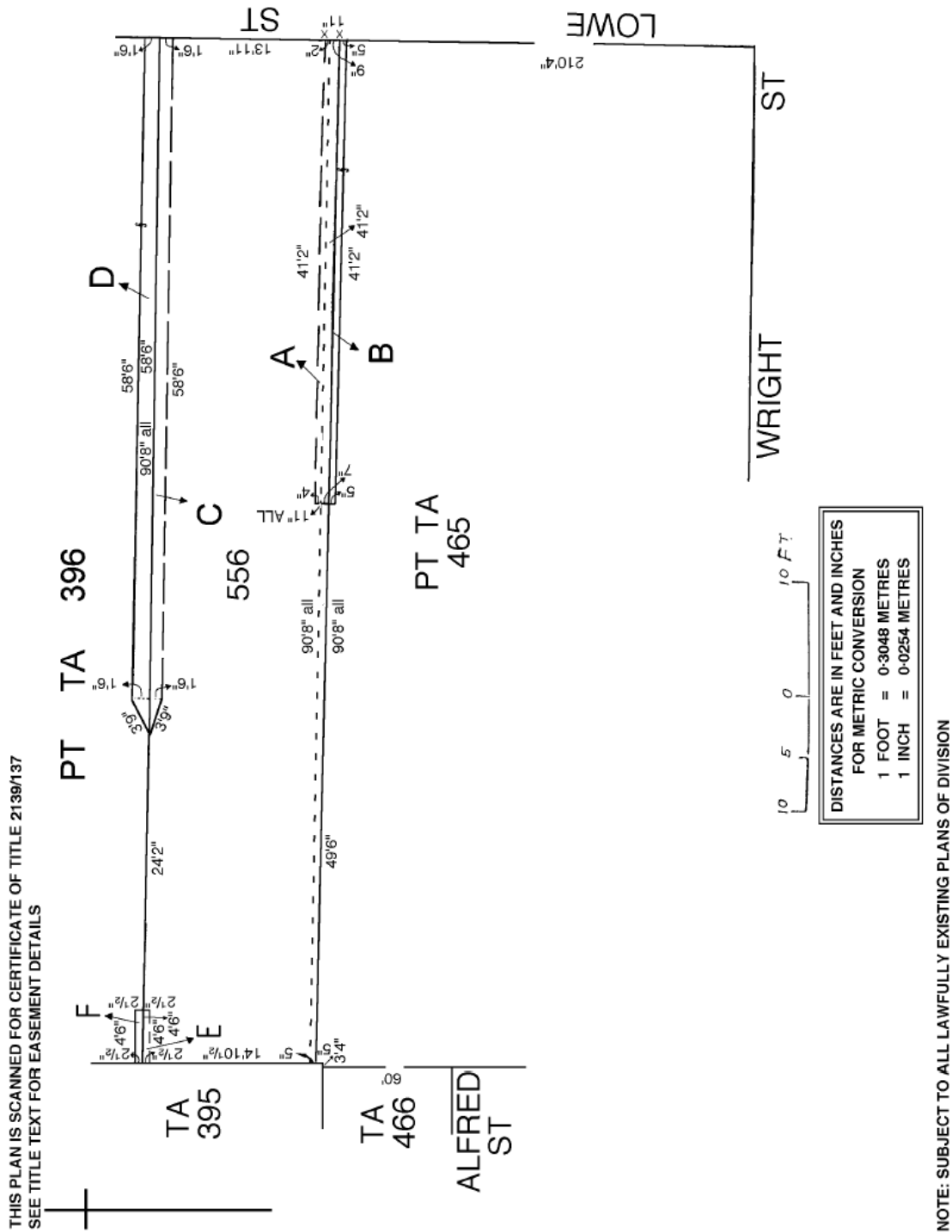
Customer Reference

Order ID

Register Search (CT 6112/419)


07/11/2023 01:52PM



20231107006197



Community Land Management Plan - Community (Social) Housing

Figure 6 – Certificate of Title – 25-27 George Court

	Product Date/Time Customer Reference Order ID	Register Search (CT 5430/633) 07/11/2023 01:52PM 20231107006197
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<small>REAL PROPERTY ACT, 1999</small>  <small>South Australia</small>	The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.	
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Certificate of Title - Volume 5430 Folio 633

Parent Title(s)	CT 4343/572		
Creating Dealing(s)	CONVERTED TITLE		
Title Issued	30/06/1997	Edition 1	Edition Issued 30/06/1997

Estate Type

FEE SIMPLE

Registered Proprietor

THE CORPORATION OF THE CITY OF ADELAIDE
OF GPO BOX 2252 ADELAIDE SA 5001

Description of Land

ALLOTMENT 8 DEPOSITED PLAN 332
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number	Description
11933758	CAVEAT BY SOUTH AUSTRALIAN HOUSING TRUST

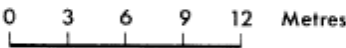
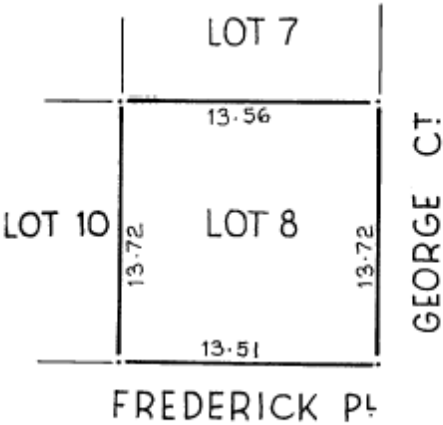
Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

Figure 6 – Certificate of Title – 25-27 George Court



Product	Register Search (CT 5430/633)
Date/Time	07/11/2023 01:52PM
Customer Reference	
Order ID	20231107006197



Community Land Management Plan - Community (Social) Housing

Figure 7 – Certificate of Title 9-13 Hocking Place



Product
Date/Time
Customer Reference
Order ID

Register Search (CT 5119/593)
07/11/2023 01:52PM
20231107006197

REAL PROPERTY ACT, 1986



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5119 Folio 593

Parent Title(s) CT 4394/485
Creating Dealing(s) CONVERTED TITLE
Title Issued 30/04/1993 Edition 3 Edition Issued 22/07/2015

Estate Type

FEE SIMPLE

Registered Proprietor

SYC LTD. (ACN: 167 737 144)
OF 135 CURRIE STREET ADELAIDE SA 5000
35 / 100 SHARE

THE CORPORATION OF THE CITY OF ADELAIDE
OF GPO BOX 2252 ADELAIDE SA 5001
65 / 100 SHARE

Description of Land

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

Easements

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

Schedule of Dealings

Dealing Number	Description
11933761	CAVEAT BY SOUTH AUSTRALIAN HOUSING TRUST

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

Figure 7 – Certificate of Title 9-13 Hocking Place

