



Adelaide City Council

Community Land Management Plan

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

Adelaide City Council Community Land Management Plan
Community Land Category - Community (Social) Housing

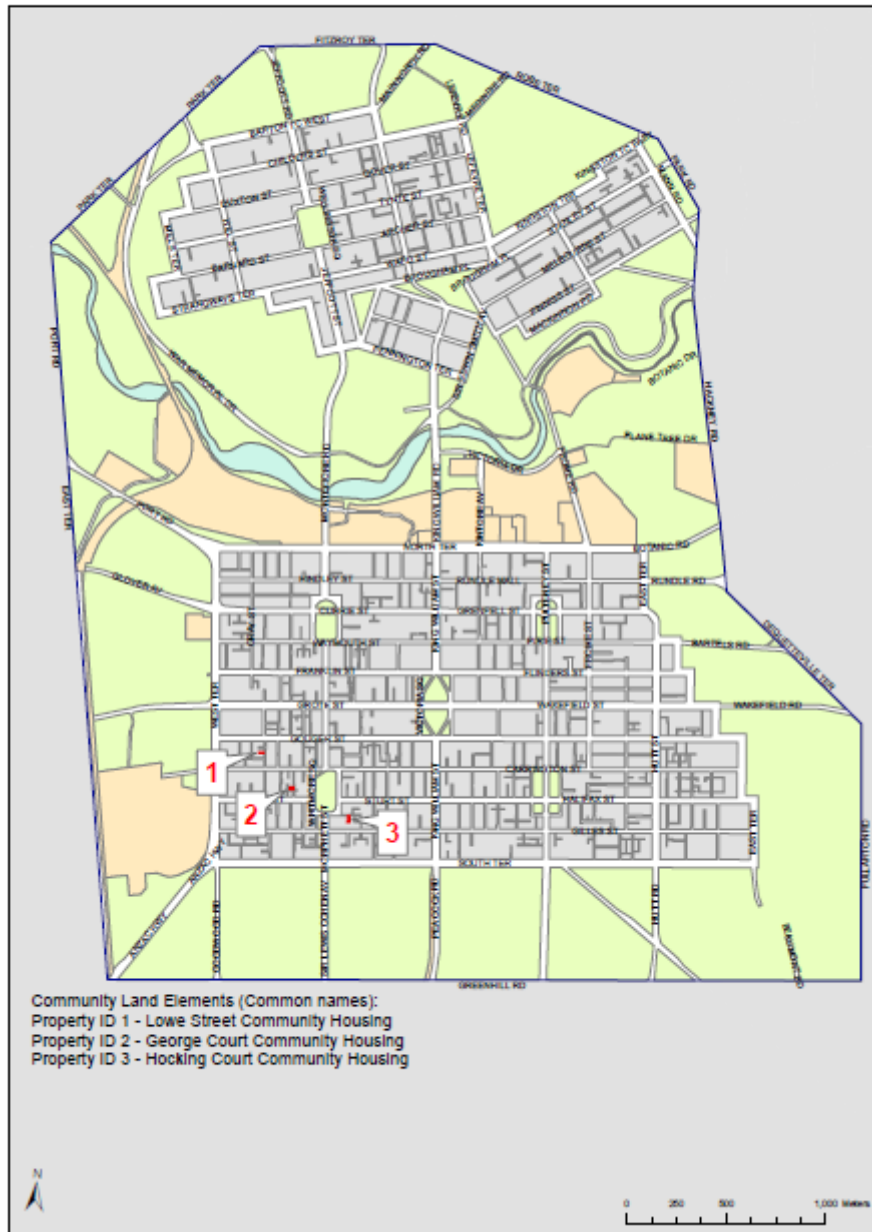


Diagram 2: Aerial photo delineating 25-29 George Court, community land boundary

Adelaide City Council Community Land Management Plan
Community Land Category - Community (Social) Housing
Detail Map 2 of 3

George Court Community Housing
Legal Description - CT5430/633



Diagram 3: Aerial photo delineating 17-19 Lowe Street, community land boundary

Adelaide City Council Community Land Management Plan
Community Land Category - Community (Social) Housing
Detail Map 1 of 3

Lowe Street Community Housing
Legal Description - CT2139/137 & CT2139/138



Diagram 4: Aerial photo delineating 9-13 Hocking Court community land boundary

Adelaide City Council Community Land Management Plan
Community Land Category - Community (Social) Housing
Detail Map 3 of 3

Hocking Court Community Housing
Legal Description - CT5119/593



3. Details of the Community Land Management Plan

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

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

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 3.6).

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)
Lease Term:	23/11/2003 - 22/11/2013
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
Lease Term:	12/3/2003 - 11/3/2013
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))

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

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

Land Services Group 10-01-2003 14:59 PAGE 1/2 RightFAX

**Title Register Search**
LANDS TITLES OFFICE, ADELAIDE
Issued pursuant to the Real Property Act 1886

(14)

REGISTER SEARCH OF CERTIFICATE OF TITLE * VOLUME 5430 FOLIO 633 *

COST : \$14.00 (GST exempt)	PARENT TITLE : CT 4343/572 ✓
REGION : FAX 0882037151	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 8 DEPOSITED PLAN 332
IN THE AREA NAMED ADELAIDE
HUNDRED OF ADELAIDEEASEMENTS

NIL

SCHEDULE OF ENDORSEMENTS

NIL

NOTATIONS
-----DOCUMENTS AFFECTING THIS TITLE

NIL

REGISTRAR-GENERAL'S NOTES

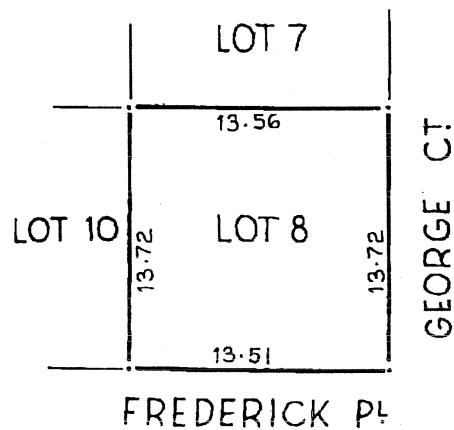
CONVERTED TITLE-WITH NEXT DEALING LODGE CT 4343/572

Land Services Group 10-01-2003 14:59 PAGE 2/2 RightFAX


LANDS TITLES OFFICE ADELAIDE SOUTH AUSTRALIA

DIAGRAM FOR CERTIFICATE OF TITLE VOLUME 5430 FOLIO 633

SEARCH DATE : 10/01/2003 TIME: 15:03:34



0 3 6 9 12 Metres



Certificates of Titles: 17-19 Lowe Street

16484 99 wfg

6 days 13/6 to pay

South Australia. (CERTIFICATE OF TITLE.)

Register Book, *64*
Vol. 2139 Folio 137

Pursuant to Memorandum of Transfer No. 1648497 Registered on Vol. 2133 Folio 33

ROY LENARD GRAHAM of 19 Lowe Street Adelaide Roof Tiler

is the proprietor of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in

T H A T piece of land situated in the CITY OF ADELAIDE, being PORTION OF THE TOWN ACRE numbered 396 and 465 more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green TOGETHER with a free and perpetual right to the use of the northerly and southerly portions of the party walls as delineated in the said plan and therein colored blue for the support of the southerly and northerly portions thereof respectively and for the purpose of inserting and supporting the ends of the joists beams and flooring boards and other timber and iron already inserted or to be inserted in the said walls and used in any and every building already built or to be built on the said land SUBJECT nevertheless to similar rights to those above mentioned for the proprietors of the land adjoining on the north and south to the use of the southerly and northerly portions of the said party walls as delineated in the said plan for the support of the northerly and southerly portions thereof respectively SUBJECT ALSO to the free and unrestricted right of way reserved over portion of the said land as delineated in the said plan and therein marked Private Road TOGETHER ALSO with a free and unrestricted right of way over the Private Road as delineated in the said plan and therein colored brown

which said Town Acre s are delineated in the public map of the said City deposited in the Land Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this *thirtieth* day of *April* 19*51*

Signed the *30th* day of *April* 19*51*, in the presence of *J. L. Yeates.*

E. L. Lintell
Registrar-General.

REGISTRAR-GENERAL
SOUTH AUSTRALIA

10 5 0 10 Ch

WRIGHT ST


Over.

MORTGAGE No. 1648498 FROM
Roy Lenard Graham
TO THE SOUTH AUSTRALIAN UNITED ANCIENT
ORDER OF DRUIDS FRIENDLY SOCIETY
PRODUCED FOR REGISTRATION THE 2 DAY OF
November 1950 AT 2.25 pm.
A. J. J. J. J. DEP. REG. GENL.

DISCHARGE OF THE Within MORTGAGE
No. 1648498.
BY ENDORSEMENT THEREON
PRODUCED FOR REGISTRATION THE 28 DAY OF
March 1953 AT 2.40 pm.
A. J. J. J. J. DEP. REG. GENL.

TRANSFER No. 1882042 FROM
Roy Lenard Graham to
Emmanuel Brincat of 24
Turner Street Cowandilla
OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND
PRODUCED FOR REGISTRATION THE 28 DAY OF
March 1953 AT 2.40 pm.
A. J. J. J. J. DEP. REG. GENL.

TRANSFER No. 2598316 to Henry Brincat of
86 Kilron Avenue Richmond 5033 Offer
of one undivided moiety and Paul Brincat
of 17 Cambridge Street North Adelaide
5006 Painten and Rose Brincat his wife
of one undivided moiety in
OF THE WITHIN LAND
PRODUCED 14.3 1965 AT 2.25 pm
K. London DEP. REG. GENL.


TRANSFER No. 44-75336 To
The Corporation of The City of Adelaide
of Town Hall Adelaide 5000
OF THE WITHIN LAND. PRODUCED 28.11.79 4.12.40


3d map 6/9 to pay.

Q.B. Cont

South Australia. (CERTIFICATE OF TITLE.)

Register Book, *46*
Vol. 2139 Folio 138



New Certificate of Title for portion of the Land in Vol. 2133 Folio 33

CASH INVESTMENTS LIMITED whose registered office is situated at Evans Buildings James Place Adelaide

is the proprietor of an estate in fee simple

subject nevertheless to such encumbrances liens and interests as are notified by memorial underwritten or endorsed hereon in


T H A T piece of land situated in the CITY OF ADELAIDE, being PORTION OF THE TOWN ACRE numbered 396 more particularly delineated and bounded as appears in the plan in the margin hereof and therein colored green TOGETHER with a free and perpetual right to the use of the southerly portion of the party wall as delineated in the said plan and therein colored blue for the support of the northerly portion thereof and for the purpose of inserting and supporting the ends of the joists beams and flooring boards and other timber and iron already inserted or to be inserted in the said wall and used in any and every building already built or to be built on the said land SUBJECT nevertheless to similar rights to those above mentioned for the proprietor of the land adjoining on the south to the use of the northerly portion of the said party wall as delineated in the said plan for the support of the southerly portion thereof SUBJECT ALSO to the free and unrestricted right of way granted over portion of the said land as delineated in the said plan and therein marked Private Road TOGETHER ALSO with a free and unrestricted right of way over the Private Road as delineated in the said plan and therein colored brown

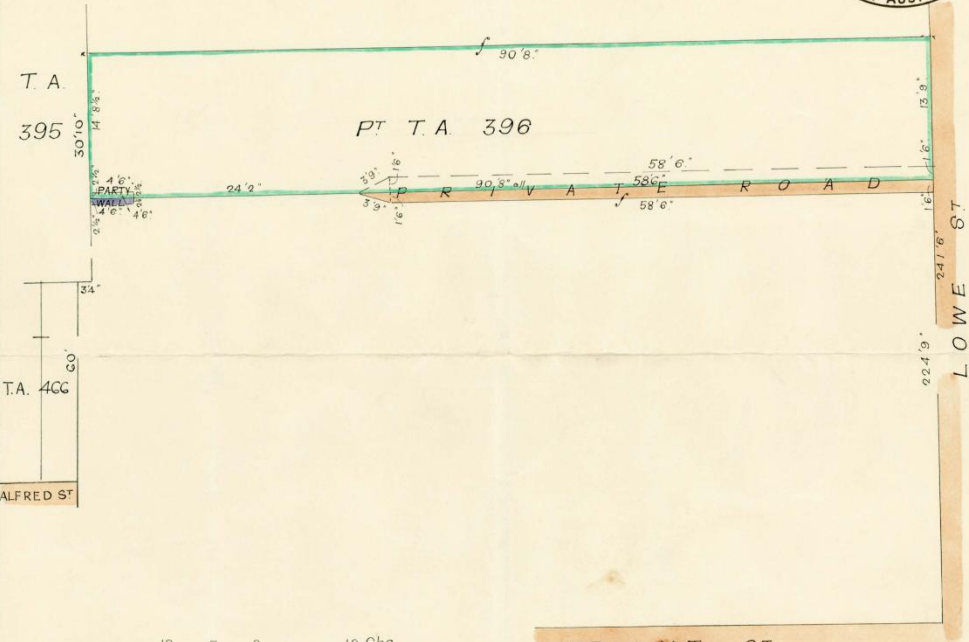
which said Town Acre is delineated in the public map of the said City deposited in the Land Office at Adelaide.

In witness whereof I have hereunto signed my name and affixed my seal this *thirtieth* day of *April* 1951

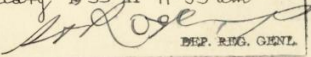
Signed the *30th* day of *April* 1951, in the presence of *J. F. Yeates.*

E. Lintelow
Registrar-General








over

<p>TRANSFER NO. <u>1873894</u> FROM <u>Cash Investments Limited</u> <u>to Henry Mullins of 17 Lowe Street</u> <u>Adelaide Labourer</u> OF AN ESTATE IN FEE SIMPLE IN THE WITHIN LAND PRODUCED FOR REGISTRATION THE <u>2</u> DAY OF <u>February</u> 19 <u>55</u> AT <u>11.35 am</u>  DEP. REG. GENL.</p>	
<p>TRANSFER No. <u>339792</u> To <u>The Corporation of the City of Adelaide</u> <u>of Town Hall Adelaide 5000</u> OF THE WITHIN LAND. PRODUCED <u>17/1/72</u> AT <u>12.45 pm</u> <u>Logbock pro</u> DEP. REG. GENL.</p>	
<p><i>1/1/72</i></p>	<p><i>H. Mullins</i> <i>(Adm.)</i></p> <p><i>Admission ticket</i> <i>Admission</i></p>

Certificates of Titles: 9-13 Hocking Court

CERTIFICATE OF TITLE REAL PROPERTY ACT, 1886	
 South Australia	VOLUME 5119 FOLIO 593 Edition 2 Date Of Issue 30/04/1993 Authority CD 6987000
I certify that the registered proprietor is the proprietor of an estate in fee simple (or such other estate or interest as is set forth) in the land within described subject to such encumbrances, 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 3213B 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	
PAGE 1 OF 2 End of Text.	

