

Leigh Creek Transformation June Community Meeting

Presenters:

Task Force: Chair Paul Case & Project Manager
Vicki Beard

McGees Property: Simon Lambert

Department for Infrastructure & Transport:
Property – Dan Luscombe

Leigh Creek Task Force: Paul Case, Chair update

- Tonight:
 - Update from last meeting (27 May 2021)
 - Sales agent established
 - Industry briefing for transformation works (27 July Port Augusta)
 - In progress
 - Adnyamathanha community proposal
 - Future rental housing stock
 - Sales agent introduction (Simon Lambert, McGees)
 - Update on the progress of the milestones schedule (Vicki Beard)
 - Update on the sales process and leases (Dan Luscombe).

McGees Property, Simon Lambert

- Introduction of McGees Property as Sales Agent for Leigh Creek properties
- Overview of property process
- Timetable of availability for meeting

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Timeline	Leigh Creek Task Force: Department for Energy and Mining (DEM) Town management and engagement: Outback Communities Authority (OCA)	Residential, commercial and community property sales, rentals: Department for Infrastructure and Transport (DIT) Property	Demolition, construction: DIT Building Projects
Public announcement at Leigh Creek 17 December 2020	<p>Minister and Task Force community meeting – launch of transformation program</p> <p>Letters to community</p> <p>Dedicated webpage including FAQs, town map, community meeting details and other updates, contact details</p>		
January 2021	<p>Community meeting (see schedule on webpage https://oca.sa.gov.au/LeighCreekTransformation)</p> <p>Leigh Creek News</p>	<p>Engage with households regarding future residential property options</p> <p>Engage with households in the demolition zone about alternative housing options.</p> <p>Asbestos audits and property inspections - residential</p>	<p>Erect aerodrome kangaroo fencing</p>
February 2021	<p>Community meeting Task Force members attend) (see schedule)</p> <p>Leigh Creek News</p>	<p>Engage with households regarding future residential property options</p> <p>Residential on-site valuations Appoint survey firm for titling plan</p>	

Completed Commenced and well on track (expected completion date/ month) Not commenced/ behind schedule Amended/ moved on timeline

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March 2021	<p>Compile register of historical/ cultural and items of significance for retention (Aboriginal cultural items yet to be identified – in process)</p> <p>Community meeting (see schedule) Leigh Creek</p> <p>News</p> <p>Leigh Creek Progress Association/ OCA meeting (monthly agenda will include future levels of service, which will inform future consultation on a community levy)</p>	<p>Property Manager visit</p> <p>Formal documentation to tenants</p> <p>Residential property valuations report</p> <p>Commence town survey – residential and roads</p> <p>Appoint residential sales agent (Revise to late May)</p> <p>Residential asbestos audit report</p> <p>Commercial property valuations undertaken</p>	
April 2021	<p>Community meeting (see schedule) Leigh Creek</p> <p>News</p> <p>Town Manager (Acting Manager in place)</p> <p>Commence recruitment of Assets and Works Officer.</p> <p>Leigh Creek Progress Association/ OCA meeting</p> <p>Commence discussions with potential rental housing providers (Task Force/ DIT)</p> <p>Identify and commence discussions on infrastructure for Aboriginal communities (Task Force/ DIT)</p>	<p>Prepare residential titles</p> <p>Appoint commercial sales agent (Revise to late May)</p> <p>Residential sales contracts information (Revise to early June)</p> <p>Commercial valuation report</p> <p>Tenant relocations from demolition zone to retained housing commenced</p>	<p>Demolition program – Industry briefing at Port Augusta (includes Tailored Industry Participation Plan) (Revise to July)</p> <p>Community consultation on proposed site options for new clinic/ ambulance facility (SA Health/ DIT)</p>

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May 2021	Community meeting (see schedule) Leigh Creek News Leigh Creek Progress Association/ OCA meeting, agenda to include Community Affairs Resourcing and Management Agreement	Appoint residential sales agent Appoint commercial sales agent Implement titles – individual residential and some commercial	
June 2021	Community meeting (see schedule) Leigh Creek News Leigh Creek Progress Association/ OCA meeting	Residential sales contract discussions commence. Commercial/ community assets contract discussions – separate titled properties. Finalise residential and commercial survey (titling) plan. Extend lease terms if required.	Demolition program site set up fencing (Revise to commence August) High level plan regarding the new health clinic and aerodrome runway works. SA Water works commence
July 2021	Community meeting (see schedule) Leigh Creek News Leigh Creek Progress Association/ OCA meeting	Prepare commercial titles	Demolition program - Industry briefing at Port Augusta (includes Tailored Industry Participation Plan) Demolition program commences, independent safety plan, asbestos monitoring throughout (Revise to October)

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August 2021	Community meeting (see schedule) Leigh Creek News Leigh Creek Progress Association/ OCA meeting		Demolition program site set up commences - fencing
From September	<i>All other details to be updated for July 2021 Community meeting</i>	Commercial property sale contracts discussions commence – community titled properties	Demolition program commences, independent safety plan, asbestos monitoring throughout

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Department for Infrastructure & Transport - Property Update, Dan Luscombe

- Email information for Agent to contact you
- Valuation sets price to tenants
- Sales timeframes
 - 60 days to return offer;
 - Up to 6 months to see settlement;
 - Gain own advice
 - Conveyancer/solicitor
 - Building inspections
 - Bank requirements/finance
 - Other
- Rentals up until 31 December 2021
- Unallocated properties on market commencing as soon as practical after 60 days
- SA Water
- Form 1 requirements – Reviews
- Asbestos follow ups

Department for Infrastructure & Transport - Property Update, Dan Luscombe

- Department following Government direction
 - Going to open market
 - Pool
- Minor works underway to assist relocated tenants meet same standards as standard house
- Questions?