



Government of South Australia

Department for Infrastructure
and Transport

PROPERTY DIRECTORATE

Reporting Property Issues

Please report any property related maintenance issues or damage directly to the department.

You may contact the Property team either by phone or email

- Peter Thomas - Phone (08) 8343 2605
- Simon Muecke - Phone (08) 8343 261
- Email: DIT.LeighCreekProperty@sa.gov.au

Government Employee Housing tenants may report general maintenance issues online at https://www.dit.sa.gov.au/employee_housing/occupy/maintenance or by contacting the Help Desk by phone.

Housing Standard

Houses and Flats (housing) are provided in a clean, fair and reasonable condition.

All housing has the following standard items;

- Smoke detector
- Air conditioner cooling system (usually evaporative)
- Electric hot water system
- Stove
- Wall to wall floorcoverings are provided in each room (these may vary in age and may also have some signs of fair wear & tear).
- Floorcoverings are made up from any combination of either carpet, vinyl sheet/tiles or ceramic tiles (in wet areas)
- All doors, cupboards, drawers are fit for use
- All windows will have with an operational blind
- All housing has a shed and most houses also have a carport,
- One set of keys are provided for the lockable entrance doors (usually a main entrance door and the laundry door)

Note; the department arranges for all available housing to be cleaned internally and for the yards to be tidy, with any rubbish removed, prior to being occupied.

Valuation Process

- The Office of the Valuer General engaged a Certified Valuer in order for them to provide an open market value for housing based on its age, type, standard condition, construction materials used and the location.
- The Valuer had access to all the departments condition audits and house plans and was able to assess value based on this information and the site visit undertaken.
- Any tenant improvements (internal and external) that may be deemed to enhance the value of the property were disregarded. For example veranda areas or developed yards.
- We are yet to view the market value estimates, however are of the understanding there will be a modest difference in value based upon house design and location.

Transformation Updates

- The department expects to receive the Residential Valuation Report by 31 March 2021.
- A specialist Surveying firm is engaged to assist with the creation & lodgment of the Survey Plans and also with the creation of the Certificates of Title.
- A Lawyer has been appointed to establish the Community Title Scheme and By-Laws for property groups i.e. flats & the main commercial precinct.
- A Commercial Valuation firm has now been appointed and they are planning to conduct their inspections, commencing 6 April 2021.
- The procurement process to acquire the services of a Registered Land Agent for commercial property is underway.
- The tender process for a Registered Land Agent for residential property sales closes on 1 April 2021.

Transformation Updates continued

- Based on feedback from the community the Minister for Energy and Mining has endorsed the Task Force recommendations to reclassify some houses which were originally classified as 'demolish + sell land' (brown) to 'subject to sale process' (Yellow).
- This means these properties may be offered for sale, and only demolished eventually if they remain unsold.
- DIT Property regularly inspects available housing and maintenance is also arranged to ensure the minimum housing standard is met.
- DIT Property is also planning to conduct its regular inspection of occupied housing in May.

Any Questions?
