

Leigh Creek Transformation Community Conversation 21st April 2022

Presenters:

Task Force: Chair Paul Case & Project Manager Vicki
Beard

Department for Infrastructure & Transport:
Property – Dan Luscombe

Leigh Creek Task Force: Paul Case, Chair update

- **Transformation program**

- **Demolition program**

- In progress – fenced zones
 - In planning – additional housing (for vacant blocks), TAFE building, swimming pool, golf club, archery club, substation
 - Aboriginal and cultural heritage

- **Sales program** (Dan Luscombe will update)

- Residential – all available properties have been sold
 - Commercial – all available properties have been sold
 - Community titles – arrangements
 - Remaining properties – working through recreation centre, church, visitor centre
 - Works – to complete sale conditions

- **Future rental provider**

- **New health and ambulance clinic**

- **Aerodrome upgrade**

- Completed – navigation system, fencing
 - In planning – runway sealing, lighting

- **Other upgrades**

- Netball/ tennis courts and clubrooms, government buildings

- **Future town management**

- Lets Talk about the Future of Leigh Creek

Dan Luscombe - Department for Infrastructure and Transport – Property Directorate

Sales

Residential

Of the 122 residential houses, units and vacant land that was retained, the following has occurred;

House - 68 retained

- 34 houses under contract or sold
- 6 to be transferred to ATLA
- 14 retained for Government/other agency employees
- 10 remain as rentals
- 2 have long term lease matters to resolve
- 2 awaiting purchaser details (Currently determining whether proceeding to sale)

Units – 36 retained

- 28 units under contract or sold
- 8 retained for Government/other agency employees (1 unit may be surplus)

Land - 18 retained

- 18 vacant blocks have all been sold

Most residential properties are settling before 30 June 2022.

Commercial Properties

- 15 Properties available – 13 contracted subject to various conditions + 2 properties, being the Rec Centre and Church, are still under review by the Task Force as to the most appropriate manner to manage these assets forward.
- Possibility of some properties not achieving contract and may come back on market however at this time this is unlikely to occur in the foreseeable future.

Dan Luscombe - Department for Infrastructure and Transport – Property Directorate

Other land Matters

- Determination as to future for the Golf Club land, retention of BMX track, management to public assets (and what these include).
- SA Water still have works to complete for some residential properties however this doesn't impact upon any disposal. The works have been fully accounted for, fully funded, and will be completed over the next 6-12 months.
- Unit purchasers – on settlement will receive details to the Body Corporate (ACE Body Corporate) as discussed at the recent information evening. Building insurance has been arranged and budgets determined for the first year with costs around \$800/unit and calculated on the unit entitlement area. Insurance represents around $\frac{1}{4}$ of the cost.
- Commercial premises purchasers will receive more details shortly however the Body Corporate has been engaged, fees determined and insurance is being arranged for the premises. Fees are in the order of \$4000pa however this is subject to allocation against unit entitlement so the bigger the holding the higher the fee. The majority of the fee is insurance cost.

Other Matters

- Carparking – intention to reline parking areas as soon as can get the line markers up to Leigh Creek which will give clarity to where property unit owners can park; and
- Rubbish bins – intention to define bin collection areas for both unit complexes and shopping precinct by 30 June 2022.